
CARNATION PLANNING AND PARKS BOARD Regular Meeting Agenda

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

DATE: February 27, 2024

TIME: 5:00 P.M.

LOCATION: City Hall (4621 Tolt Avenue)

JOIN ONLINE:

Microsoft Teams Meeting

[Click here to join the meeting](#)

216386824316

Passcode: twfG98

- 1) **CALL TO ORDER:** Chair Ron Lundeen
- 2) **WELCOME:** New Board Members
 - a) Joe Mellin – Position 5
 - b) Nathan Sherfey – Position 6
- 3) **ROLL CALL:** Lora Wilmes
- 4) **APPROVAL OF AGENDA**
- 5) **APPROVAL OF MINUTES:**
 - a) January 23, 2023
- 6) **CITIZEN COMMENT & REQUESTS:** *Comments may be submitted in advance by writing or e-mailing 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.*
- 7) **PRESENTATIONS:**
 - a) NONE
- 8) **NEW BUSINESS:**
 - a) Onboarding – Lora Wilmes & Rhonda Ender
 - b) Save the Date: Comp Plan Open House on Weds., March 13th, 5-7 pm

- c) Draft Tree Ordinance
- d) Docket Requests

9) OLD BUSINESS

- a) River's Edge Park
- b) Triangle Activation

10) FUTURE AGENDAS:

- a) Regular Meeting: March 26, 2024

11) ADJOURNMENT: Chair Ron Lundeen

CARNATION PLANNING AND PARKS BOARD Regular Meeting Minutes 01.23.24

*Chair Ron Lundeen, Vivian Anschell, Daniel Enciso,
Caroline Habel, Wayne Wallace*

- 1) **CALL TO ORDER:** Chair Ron Lundeen
At: 5:07 PM

- 2) **ROLL CALL:** Ashlyn Farnworth
Present: Chair Lundeen, Board Member Anschell, Board Member Enciso, and Board Member Wallace.
Not Present: Board Member Habel
*Present at 5:32 PM: Board Member Habel

- 3) **APPROVAL OF AGENDA**
MOTION BY CHAIR LUNDEEN SECOND BY BOARD MEMBER ENCISO TO APPROVE THE AGENDA. MOTION PASSED (4-0).

- 4) **APPROVAL OF MINUTES:**
 - a) November 14, 2023
MOTION BY CHAIR LUNDEEN SECOND BY BOARD MEMBER ANSCHEL.
MOTION PASSED (4-0).

- 5) **CITIZEN COMMENT & REQUESTS:** *Comments may be submitted in advance by writing or e-mailing 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 was given.

- 6) **PRESENTATIONS:**
 - a) ADU
Presented by Deputy City Manager Ender.

- 7) **NEW BUSINESS:**
 - a) New Board member Update

- 8) **OLD BUSINESS**
 - a) River's Edge Park

- b) Triangle Activation
- c) Graffiti Board
- d) Comp Plan Open House
- e) Tree Code Update

9) FUTURE AGENDAS:

- a) Regular Meeting: February 27, 2024
 - i) Onboarding Meeting

10) ADJOURNMENT: Chair Ron Lundeen
At: 6:50 PM

Planning and Parks Board On-Boarding Resources & Materials

Purpose: Planning and Parks Board members are appointed by the elected body to represent the broad interests of the community. They serve as a sounding board for new ideas, promote community interest in planning, and provide leadership in citizen participation programs. Planning and Parks Board Members make recommendations to elected officials.

New to the Planning Commission FAQ's:

(Note: not all of the information applies)

<https://deptofcommerce.app.box.com/s/7mh64agi1krlzif1rbzdow634vuvzouc>

Effective Meetings for Appointed and Elected Officials:

<https://deptofcommerce.app.box.com/s/jhf40iofp12jw6rlhslr6tl0rmo8612s>

Comprehensive Planning Basics (10-minute video):

<https://www.youtube.com/watch?v=KwdDxJNVv2E>

Open Public Meetings Act (27-minute video):

<https://www.youtube.com/watch?v=2YzyuOWmPrU>

Additional resources can be found here:

<https://www.commerce.wa.gov/serving-communities/growth-management/short-course/>

Note: Planning and Parks Board Members are subject to the Public Records Act. More information can be found here: <https://mrsc.org/explore-topics/legal/open-government/public-records-act/public-records-act-basics>

City of Carnation Tree Ordinance

Section 1. Purpose.

To enhance the quality of life and the present and future health, safety, and welfare of all residents, to enhance property values, to ensure proper planting and care of trees on public property, and to protect, preserve and promote the growth of trees within the City, the City Council herein delegates the authority and responsibility for managing public trees, establishes practices governing the planting and care of trees on public property, and makes provision for the emergency removal of trees on private property under certain conditions.

Section 2. Definitions.

As used in this Article, the following words and phrases shall have the meanings indicated:

Damage – any injury to or destruction of a tree, including but not limited to: uprooting; severance of all or part of the root system or main trunk; storage of material on or compaction of surrounding soil; a substantial change in the natural grade above a root system or around a trunk; surrounding the tree with impervious paving materials; or any trauma caused by accident or collision.

Nuisance – any tree, or limb thereof, that has an infectious disease or insect; is dead or dying; obstructs the view of traffic signs or the free passage of pedestrians or vehicles; or threatens public health, safety, and welfare.

Public Right of Way – the area along a public street between the curb and the sidewalk; or if there is no curb or sidewalk, the unpaved portion of the area between the street right-of-way line and the paved portion of the street or alley.

Public property – all grounds and rights-of-way (ROWS) owned or maintained by the City.

Public tree – any tree or woody vegetation on city-owned or city-maintained property or rights-of-way.

Top or Topping – the non-standard practice of cutting back of limbs to stubs within a tree's crown to such a degree so as to remove the normal canopy and disfigure the tree.

Section 3. Authority and power.

- (a) **Delegation of authority and responsibility.** The Community Economic (CED) Principal and/or their designee, hereinafter referred to as "CED", shall have full authority and responsibility to plant, prune, maintain and remove trees and woody plants growing in or upon all municipal streets, rights-of-ways, city parks, and other public property. This shall include the removal of trees that may threaten electrical, telephone, cable, gas, or any municipal water or sewer line, or any tree that is affected by fungus, insect, or other pest disease.
- (b) **Consultant.** The CED will contract with ISA Certified Arborists for recommendations on tree health, pruning and removal, as needed.
- (c) **Coordination among city departments.** All city departments will coordinate as necessary with the CED and will provide services as required to ensure compliance with this Ordinance as it relates to streets, alleys, rights-of-way, drainage, easements, and other public properties not under direct jurisdiction of the CED.

- (d) **Interference.** No person shall hinder, prevent, delay, or interfere with the CED or their agents while engaged in carrying out the execution or enforcement of this Ordinance.

Section 4. Tree planting and care standards.

- (a) **Standards.** All planting and maintenance of public trees shall conform to the American National Standards Institute (ANSI) [A-300 "Standards for Tree Care Operations"](#) and shall follow all tree care [Best Management Practices \(BMPs\)](#) published by the International Society of Arboriculture.
- (b) **Requirements of franchise utility companies.** The maintenance of public trees for utility clearance shall conform to all applicable utility industry standards.
- (c) **Preferred species list.** The CED shall maintain an official list of desirable tree species for planting on public property in two size classes: Ornamental (20 feet or less in height at maturity) and Shade (greater than 20 feet at maturity). Trees from this approved list may be planted without special permission; other species may be planted with approval from the CED.
- (d) **Planting distances.** The CED shall develop a set of spacing requirements for the planting of trees on public property. No tree may be planted within the visibility triangle of a street intersection or within 10 feet of a fire hydrant.
- (e) **Planting trees under electric utility lines.** Only trees listed as Ornamental trees on the official city tree species list may be planted under or within 15 lateral feet of any overhead utility wire.
- (f) **Significant Trees.** Every effort should be made to preserve public trees that are 6" diameter at breast height or greater, unless their removal is in the public interest, or they are declared a nuisance.
- (g) **Education.** The City shall annually proclaim Arbor Day and work with the Arbor Day Foundation in making resources available to the community on the benefits of trees, proper tree care and maintenance and the importance of urban forestry.

Section 5. Prohibition against harming public trees.

- (a) It shall be unlawful for any person, firm, or corporation to damage, remove, or cause the damage or removal of a tree on public property without written permission from the CED.
- (b) It shall be unlawful for any person, firm, or corporation to attach any cable, wire, sign, or any other object to any street, park, or public tree.
- (c) It shall be unlawful for any person, firm, or corporation to "top" any public tree. Trees severely damaged by storms or other causes, where best pruning practices are impractical may be exempted from this provision at the determination of the CED.
- (d) Any person, firm, corporation, or city department performing construction near any public tree(s) shall consult with the CED and shall employ appropriate measures to protect the tree(s), according to procedures contained in the Best Management Practices (BMPs) for ["Managing Trees During Construction"](#) published by the International Society of Arboriculture. An ISA Certified Arborist will be consulted for a tree preservation plan, if needed

- (e) Each violation of this section as determined and notified by the CED shall constitute a separate violation, punishable by fines and penalties in the amount of five hundred dollars (\$500.00), in addition to mitigation values placed on the tree(s) removed or damaged in violation of this section.

Section 6. Adjacent owner responsibility.

- (a) The owner of land adjacent to any city street or highway, when acting within the provisions of this Ordinance, may plant and maintain trees in the adjacent public right of way area.
- (b) No property owner shall allow a tree, or other plant growing on his or her property to obstruct or interfere with pedestrians, the public right of way or the view of drivers, thereby creating a hazard. If an obstruction persists, the CED shall notify the property owner to prune or remove the tree or plant. If the owner fails to comply with the notice, the City may undertake the necessary work and charge the cost to the property owner and assess fines and fees. See Chapter 8.26 for Nuisance fines and fees.

Section 7. Certain trees declared a nuisance.

- (a) Any tree, or limb thereof, on private property determined by the CED to have contracted a lethal, communicable disease or insect; to be dead or dying; to obstruct the view of traffic signs or the free passage of pedestrians or vehicles; or that threatens public health, safety, and welfare is declared a nuisance and the City may require its treatment or removal. See Chapter 8.26 for Nuisance fines and fees.
- (b) Private property owners have the duty, at their own expense, to remove or treat nuisance trees on their property. The City may remove such trees at the owner's expense if the owner does not comply with treatment and/or removal as specified by the CED within the written notification period.

Section 8. Violations and penalty.

Any person, firm or corporation violating any provision of this Ordinance shall be deemed guilty of a misdemeanor and shall be subject to a fine not to exceed five hundred dollars (\$500.00) for each offense.

Section 9. Appeals.

Appeals to decisions by the CED, or to penalties imposed after violations of this ordinance, shall be heard by the City Council.

Section 10. Savings and repeal.

All ordinances or parts of ordinances in conflict with this Ordinance are repealed to the extent of such conflict.

Section 11. Severability.

Should any word, sentence, clause, paragraph, or provision of this Ordinance be held to be invalid or unconstitutional the remaining provisions of this Ordinance shall remain in full force and effect.

**City of North Bend Street Tree List
Approved Street Tree Varieties**

SMALL STREET TREES – suitable under power lines.	Scientific Name	Height	Spacing	Root Barrier Required	Narrow or Spread Habitat	Min. Planter Width
Flowering Crabapples						
a. Golden Raindrops Crabapple	Malus transitoria 'Schmidtcutleaf'	25'	30'	No	Spread	4'
b. Adirondack Crabapple	Malus 'Adirondack'	18'	30'	No	Narrow	4'
c. Tschonoski Flowering Crab	Malus 'Tschonoski'	30'	30'	Yes	Narrow	5'
Flowering Cherries						
a. Kwanzan Oriental Cherry	Prunus serrulata 'Kwanzan'	25'	30'	Yes	Spread	5'
b. Shiro-fugen Flowering Cherry	Prunus serrulata 'Shiro-fugen'	25'	30'	Yes	Spread	5'
c. Cascade Snow Cherry	Prunus 'Berry'	25'	30'	Yes	Spread	5'
d. Snow Goose Flowering Cherry	Prunus 'Snow Goose'	25'	30'	Yes	Limited spread	5'
e. Royal Burgundy Flowering Cherry	Prunus 'Royal Burgundy'	25'	30'	Yes	Spread	5'
Hornbeams						
a. American Hornbeam and cultivars like 'Palisade', 'Ball of Fire', and 'Firespire'.	Carpinus caroliniana	25'	30'	No	Spread	5'
b. Japanese Hornbeam	Carpinus japonica	25'	30'	No	Spread	5'
Other Assorted Varieties						
a. Lavalley Hawthorn with vase shape	Crataegus x. lavalleyi	28'	30'	No	Spread	5'
b. City Sprite Zelkova	Zelkova serrata 'City Sprite'	25'	30'	No	Spread	5'
c. Red Cascade Mountain Ash	Sorbus Americana 'Dwarfscrown'	20'	30'	No	Narrow	5'
d. Summer Sprite Linden	Tilia cordata 'Halka'	20'	30'	No	Spread	5'
e. Snowcone styrax	Styrax japonicus 'Snowcone	25'	30'	No	Limited spread	5'
f. Persian Spire parrotia	Parrotia persica 'Persian Spire'	25'	30'	No	Narrow	5'
g. Sugar Cone Sugar Maple	Acer saccharum 'Sugar Cone'	25'	30'	Yes	Narrow	5'
h. Apollo Sugar Maple	Acer saccharum 'Barrett Cole'.	30'	30'	Yes	Narrow	5'
MEDIUM STREET TREES - Spreading	Scientific Name	Height	Spacing	Root Barrier Required	Narrow or Spread Habitat	Min. Planter Width

Maples						
a. Red Maple (cultivars)	Acer rubrum 'Morgan', 'Northwood', 'October Glory', 'Red Sunset', 'Autumn Flame', 'Autumn Spire', 'Brandywine', 'Burgundy Belle', 'Redpointe'	50'	40'	Yes	Spread	6'
b. Freemanii Red Maple (cultivars)	Acer x fremontii 'Autumn Blaze', 'Autumn Fantasy', 'Marmo', and others.	50'	40'	Yes	Spread	6'
c. Queen Elizabeth Hedge Maple	Acer campestre 'Evelyn'	40'	40'	Yes	Spread	5'
d. Pacific Sunset Maple	Acer truncatum x. A. platanoides 'Warrenred'	40'	40'	Yes	Spread	6'
e. Norwegian Sunset Maple	Acer truncatum x. A. platanoides 'Keithsform'	40'	40'	Yes	Spread	6'
f. Parkway Norway Maple	Acer platanoides 'Columnarbrood' as well as 'Cleveland'	40'	40'	Yes	Limited Spread	6'
g. Sugar Maple	Acer saccharum, consider other cultivars of saccharum	40'	40'	Yes	Spread	6'
Elms						
a. Frontier Elm	Ulmus 'Frontier'	40'	40'	Yes	Spread	5'
b. Emerald Sunshine Elm	Ulmus propinqua ;JFS'-Bieberich'	35'	35'	Yes	Spread	5'
Assorted Varieties						
a. Kobus Magnolia	Magnolia Kobus.	35'	35'	Yes	Spread	5'
b. Black Tupelo (cultivars only)	Nyssa sylvatica 'After Burner', 'Red Rage', Wildfire', Tupelo Tower', 'Northern Splendor', 'Forum', 'Firestarter', 'Gumdrop' and others.	30-40'	35'	No	Spread	5'
c. Persian Ironwood	Parrotia persica	40'	35'	Yes	Spread	5'
d. Espresso Kentucky Coffee Tree	Gymnocladus dioicus 'Espresso'	45'	40'	Yes	Spread	5'
e. Silver Leaf Linden, 'Green Mountain' or 'Sterling'	Tilia tomentosa Green Mountain' or 'Sterling'	45'	40'	Yes	Spread	5'
f. Worplesdon Sweetgum	Liquidambar styraciflua 'Worplesdon'	40'	40'	Yes	Spread	6'
MEDIUM STREET TREES - Narrow	Scientific Name	Height	Spacing	Root Barrier Required	Narrow or Spread Habitat	Min. Planter Width
Hornbeams						
a. Fastigate European Hornbeam	Carpinus betulus 'Fastigiata'	40'	40'	Yes	Limited Spread	5'
b. Frans Fontaine European Hornbeam	Carpinus betulus 'Frans Fontaine'	40'	30'	Yes	Narrow	5'
Maples						

a. Karpick Maple	Acer rubrum 'Karpick'	40'	30'	Yes	Narrow	6'
b. Bowhall Red Maple	Acer rubrum 'Bowhall'	40'	35'	Yes	Narrow	6'
c. Emerald Queen Norway Maple. Also Easy Street, Parkway, Columnar and other Norway	Acer platanoides '(Emerald Queen'	40'	30'	Yes	Limited Spread	6'
Oaks						
a. Crimson Spire Oak	Quercus alba x. Q. robur 'Crimschmidt'	45'	35'	Yes	Narrow	5'
b. Skyrocket English Oak	Quercus robur 'S kyrocket'	45'	35'	Yes	Narrow	5'
c. Regal Prince Oak	Quercus robur x bicolor 'Long'	45'	35'	Yes	Narrow	5'
Assorted Varieties						
a. Dawn Redwood and cultivars	Metasequoia glyptostroboides and cultivars	70'	40'	Yes	Narrow	6'
b. Pyramidal Dawyckii Beech	Fagus sylvatica 'Dawyckii'	40'	30'	No	Narrow	5'
c. Ginkgo - male cultivars only	Ginkgo biloba 'Princeton Sentry', Autumn Gold', Magyar', Fastigiata', 'Golden Colonade', 'Presidential Gold' (very slow growing tree)	40-50'	30-40'	No	Narrow	5'
d. Emerald Sentinel Sweetgum	Liquidambar styraciflua 'Clydesform'	45'	35'	Yes	Limited Spread	6'
e. Musashino Zelkova, and cultivars	Zelkova Serrata 'Musashino', 'Green Vase', 'Village Green', 'Halka' and others	45'	35'	Yes	Narrow	5'
LARGE STREET TREES	Scientific Name	Height	Spacing	Root Barrier Required	Narrow or Spread Habitat	Min. Planter Width
Oaks						
a. Pin Oak	Quercus palustris	55'	45'	Yes	Spread	6'
b. Red Oak	Quercus rubra	55'	45'	Yes	Spread	6'
c. English Oak	Quercus robur	55'	45'	Yes	Spread	6'
d. Scarlet Oak	Quercus coccinea	55'	45'	Yes	Spread	6'
Maples						
a. Sugar Maple	a. Acer saccharum	50'	45'	Yes	Spread	6'
b. Silver Queen Maple	b. Acer saccharinum 'Silver Queen'	50'	45'	Yes	Spread	6'
Assorted Varieties						
a. American Beech	a. Fagus grandifolia	60'	45'	Yes	Spread	6'
b. London Plane Tree cultivars	c. Platanus x. acerifolia 'Exclamation' and 'Ovation'	60'	45'	Yes	Spread	6'
c. European Copper Beech	d. Fagus sylvatica 'Riversii'	50-60'	45'	Yes	Spread	6'

d. Elms (Disease Resistant only)	e. Ulmus 'Princeton', Valley Forge', 'Accolade', and others	60'	45'	Yes	Spread	6'
----------------------------------	---	-----	-----	-----	--------	----



2024 DOCKET REQUESTS

Prepared by City Staff
for the January 16, 2024
Council Meeting



COMPREHENSIVE PLAN

Comprehensive Plans are the centerpiece of local planning efforts. A comprehensive plan articulates a series of goals, objectives, policies, actions, and standards that are intended to guide the day-to-day decisions of elected officials and local government staff.

Our timeline.

https://www.carnationwa.gov/vertical/Sites/%7BBC2C8B0D-6FDD-43CB-A5E7-03E465DF30E5%7D/uploads/Comp_Plan_Update_DRAFT_Schedule.pdf



MUNICIPAL CODE

Second Class Cities: A second class city is a city with a population over 1,500 at the time of organization or reorganization that does not have a charter and does not operate as a code city under the Optional Municipal Code (RCW 35.01.020). There are five second class cities in Washington, all operating under the mayor-council form.

Uses Municipal Code – the law



HOW THEY CONNECT



Comprehensive Plan is the long-range plan and policy framework for all other policy documents.

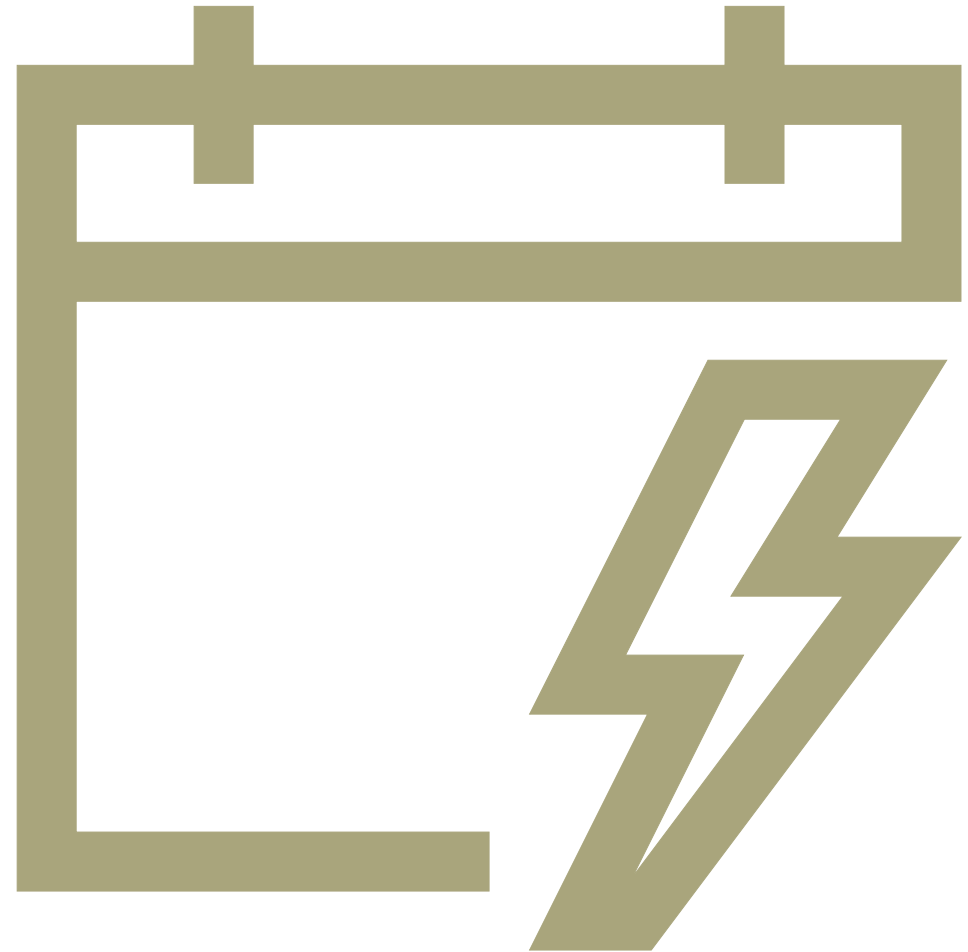


Municipal Code is an operational plan that provides the legal sphere to act.

PLANNING DOCKET

**15.100.030 - Planning Board
consideration of legislative
proposals**

https://library.municode.com/wa/carnation/codes/code_of_ordinances?nodeId=TIT15LAUS_CH15.100ZOC_OPLDEREMEPR_15.100.020INLEPRD_O



STAFF RECOMMENDATIONS



REQUESTS: COMP PLAN TASKS

Chapter 1 - Update the list of goals in The Introduction to include the entire goal instead of paraphrasing.

Chapter 2 - Eliminate the description of the Potential Annexation Area and describe it only in one place (Chapter 3) Update the description of Carnation's PAA in the Introduction to match the current PAA.

Chapter 3 - Incorporate Jennifer Hargrove's findings about landslide risks in and around Carnation and include the challenges related to Tolt Reservoir Dam (and its alarm system).

Review the "Total Maximum Population" in Carnation/Vision 2050. Add dependence on infrastructure as a central theme.

Update Housing and employment targets to be consistent with the Housing Action Plan

COMP PLAN TASKS CONT.

Chapter 4- Update our plan to be consistent with Vision 2050.



Chapter 5- Incorporate the Housing Action Plan from 2023.



Add accessibility and the ability to evacuate into the Goals and Policies for housing.



Chapter 7 - A new Goal needs to be added to address the need for evacuation infrastructure in Carnation.



Revisit the “Festival Street” concept.

REQUESTS: MUNICIPAL CODE CHANGES

3.04 - Fund accounts are no longer accurate and need to be updated. Chapter 3.16.020 has a list of city officials.

Under **5.20** definition, Pete's and Carnation Café are "Cabarets".

8.22.050 -needs to be updated to reflect our cost recovery policy.

8.22.115 - needs to be reviewed in light of cost recovery policy.

Chapter 13 - needs to include Stormwater utility.

15.40.150 - needs to be updated to reflect ground level commercial uses.



CARNATION CITY COUNCIL DISCUSSION ITEM

Subject: 2024 Docket Requests

Origin: Rhonda Ender, Deputy City Manager

Date Submitted: 02/20/2024

Docket Request Cover Sheet:

Date of Submittal: 12/21/2023

Name: Tim Harris



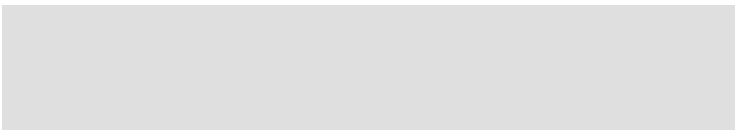
Docket Type:

Comp plan, all chapters. City code, Chapter 2,3,5,8,9,10,13, and 15

Note: No SEPA form submitted.

Chapter 1

- 1) Update the list of goals in The introduction in Chapter 1, to include the entire goal instead of paraphrasing. The current list paraphrases RCW 36.70A.020 and leaves out important context (such as “where adequate public facilities and services exist or can be provided in an efficient manner).
- 2) Don’t describe the PAA here. It is currently described in several places – inconsistently. It should be described in one place – chapter 3
- 3) Eliminate Policy IA1.1.A.5 “Reasonable fees for processing Plan amendments shall be charged to the applicant. Such fees and deposits are specified in the City’s Fee Schedule.” The city council should not charge an applicant for changes that they deem to be good for the city.
- 4) The amendment process described in IA1.1.E-G is not codified in city code. This is a policy document. The processes described herein (especially the noticing requirements) should be in city code and removed from this document.



Chapter 2

- 1) Eliminate the description of the PAA and describe it only in one place – chapter 3
- 2) Under “Economy”, strike the sentence that says “The economic viability of Carnation’s retail center will rely on increasing the population base”. A tourism economy does not require new residents.
- 3) Under Transportation, I believe we would prefer roundabouts to signalization.
- 4) Utilities: We now have a stormwater system, however, that system still requires development treat and infiltrate onsite.

Chapter 3

- 1) Update the description of Carnation’s PAA in the Introduction to match the current PAA.
- 2) Update our plan to be consistent with Vision 2050. Be sure that we are following the policies laid out for “Cities and Towns” – and specifically policies directed at free-standing cities surrounded by rural and resource lands. This includes MPP-RGS-12 and MPP-RGS-13 that specifically state we should not be looking to densify, but instead provide commercial, retail, and community services within our city to serve surrounding unincorporated areas (and help prevent surrounding rural land from being converted to commercial uses). VISION 2050 calls for cities like Carnation to continue to be the primary places for meeting service needs – including shopping, jobs, and services – of both their residents and residents in nearby rural areas. Cities in rural areas are appropriate focal points for rural and resource-based industries and rural areas are typically best served by schools, institutions, and facilities located in adjacent cities and towns. Development patterns in these communities will reflect the size and scale appropriate for smaller towns and should continue to support their walkable town center. MPP-DP-45 calls for us to avoid growth in rural areas that cannot be sufficiently served by roads, utilities, and services at rural levels of service.
- 3) Under “Physical Environment” and especially under “Soils and topography”, it is critical that we incorporate Jennifer Hargrove’s findings about landslide risks in and around Carnation, and speak to the Tolt Reservoir Dam (and its alarm system).
- 4) The “Total Maximum Population” in Carnation needs to be reviewed. While we have the utility infrastructure to support the 4,652 number, Vision 2050 makes it clear there will be no infrastructure investment to provide the transportation infrastructure needed to support that number. In addition, our ability to evacuate must be a consideration when determining the “Maximum Population” for the city.

- 5) Update Housing and employment targets to be consistent with the Housing Action Plan – modified with the caveat that these numbers may decrease if we are unable to provide adequate evacuation capabilities.
- 6) Goal LU4 needs to add an additional policy that conditions land use on our ability to evacuate.
- 7) LU6.8 needs to go from “evaluate” to “implement”

Chapter 4

- 1) Update our plan to be consistent with Vision 2050. Be sure that we are following the policies laid out for “Cities and Towns” – and specifically policies directed at free-standing cities surrounded by rural and resource lands. This includes MPP-RGS-12 and MPP-RGS-13 that specifically state we should not be looking to densify, but instead provide commercial, retail, and community services within our city to serve surrounding unincorporated areas (and help prevent surrounding rural land from being converted to commercial uses). VISION 2050 calls for cities like Carnation to continue to be the primary places for meeting service needs – including shopping, jobs, and services – of both their residents and residents in nearby rural areas. Cities in rural areas are appropriate focal points for rural and resource-based industries and rural areas are typically best served by schools, institutions, and facilities located in adjacent cities and towns. Development patterns in these communities will reflect the size and scale appropriate for smaller towns and should continue to support their walkable town center. MPP-DP-45 calls for us to avoid growth in rural areas that cannot be sufficiently served by roads, utilities, and services at rural levels of service.
Our current plan attempts to justify additional residential growth by saying that regional employment growth will drive demand for housing in Carnation, but it explicitly ignores the regional goal of concentrating residential growth alongside employment and transit hubs, not “within commuting distance”.
- 2) The Economic development element today spends a lot of ink on “why Carnation needs more houses.” It should, instead, focus on how to attract tourism and other businesses to the city.
- 3) ED 1.1 can be removed (or replaced with a new initiative).
- 4) ED 1.2 needs to talk more about leveraging partnerships instead of trying to advertise locally.
- 5) ED 1.3 should be updated to reflect the current reality and/or lay out a goal of attracting a viable market to Downtown.
- 6) ED2 needs to be turned into a regional marketing plan instead of focusing on tactical local advertising
- 7) Eliminate ED5 in its entirety. Residential development is not economic development.

Chapter 5

- 1) Incorporate the Housing Action Plan from 2023.
- 2) Add accessibility and the ability to evacuate into the Goals and Policies for housing.

Chapter 6

- 1) Replace with the 2022 PROS plan.

Chapter 7 & 7A

- 1) Add Tolt Hill Road and Carnation Farm Road (and not just intersections within the city limits) to the list of intersections for which LOS must be D or better for development to occur.
- 2) Goal T4.2 should be updated to include a central parking area downtown to encourage visitors and provide adequate parking for local downtown businesses.
- 3) A new Goal/Element needs to be added to address the need for evacuation infrastructure in Carnation.
- 4) The Tolt Avenue Road sections need to be redone outside of the CBD. The current plans call for no sidewalks on the west side of the road at Tolt Macdonald Park (across from MainVue), and only 6' sidewalks everywhere else. On the west side, it calls for a "greenway" instead of a sidewalk. Additionally, there is no parking allocated on Tolt Avenue along our mixed use zones. This will discourage businesses from locating in mixed use areas (this design has already eliminated on-Tolt parking from in front of the 85 degrees development. The 2013 Tolt Avenue Action Plan didn't consider that things in Carnation might change. Why wouldn't we want sidewalks and parking all up and down Tolt Avenue? Why wouldn't we want turn lanes and/or roundabouts at key intersections (like NE 40th). In sections where the ROW is 60', there should be 24' of travel lanes (2x12') + 16' of parking (2x8' with occasional bump-outs for trees/trashcans/bike racks) + 16' of sidewalk (2x8') + 4' (2x2') of planters. Where the ROW goes to 70' or 80', the sidewalks can expand to 20' and the landscape can expand.
- 5) With the elimination of a safe bike lane on Tolt Avenue, we should consider the addition of a bike lane on the sidewalks. We should also be lobbying King County to provide a paved bike route on the Snoqualmie Valley Trail with an access point at Remlinger Farms and an underpass under 203 north of town.
- 6) The Transportation plan for Tolt Ave needs to extend to the north edge of the PAA.

Chapter 8

- 1) Policy U1.2 A – recycling should be picked up weekly.
- 2) Policy U1.2 B – make sure we can sell power to the grid and connect the landfill

- 3) Policy U1.2 D - address the need for service level agreements from wireless and internet providers and eliminate over-provisioning of service
- 4) Policy U3.5 – change should to shall.
- 5) Policy U3.6 – need to add when frontage improvements are required (not just street widening or changes in alignment).
- 6) Policy U7.2 – change should to shall as relates to following our stormwater manual.

Chapter 9

- 1) The inclusion of the 2020 – 2035 Transportation Improvement Plan needs to eliminate anything outside of city limits. Carnation taxpayer funds should not be used outside of the city limits. It does, however, need to include a roundabout at NE 40th, another at NE 60th, Potentially one at Rutherford.
- 2) See comments on transportation element about the Tolt Ave projects
- 3) I believe the “Festival Street” project needs to come off the list. Carnation needs a central parking area. It also needs a widened greenspace. It also needs to be realistic about the fact that 203 will prevent any meaningful connection of east and west Bird during events (with the exception of July 4th).
- 4) We need a sewer capital improvement plan
- 5) We need a stormwater capital improvement plan
- 6) Policy CF3.1 – this needs to include the intersection of Tolt Hill Road, NE 50th, NE 60th, and Carnation Farm Road. It also needs to include an affirmative statement from Riverview School District (we have not been enforcing Policy CF3.3.F

City Code

- 1) Disclosure of Public Records:
 - a. All land use documents need to be electronic, and need to be searchable and available electronically on the city’s website.
 - b. All city council agendas, and minutes need to be searchable (not scanned).
 - c. A legislative record of Agenda Bills and voting records should be established and maintained. The history should provide information about what meeting each action took place in.
- 2) Chapter 2.40 and Chapter 2.46 need to be revised/combined.
- 3) Chapter 3.04 Fund accounts are no longer accurate and need to be updated.
- 4) Chapter 3.16.020 Has a list of city official
- 5) Chapter 5.04 A needs to be updated to include cellular telephones.
- 6) Why is 5.08 not just part of 5.04?
- 7) Where is out hotel tax? Shouldn’t that be under 5.04?
- 8) 5.12.180 – the “flower stand” code never got fixed
- 9) 5.16 – this whole section should just go away

- 10) Under 5.20 definition, Pete's and Carnation Café are "Cabarets". I don't know what folks in Carnation had against Dancing in the 1980s, but this also should just go away.
- 11) 5.40 Is there anything we need to do to enable us to sell power back to the grid?
- 12) 5.44.010 Pete's had been violating this one for years. This is another one that should just go away.
- 13) Do we need both 5.48 AND 5.52? Our code spends more time on sex than it does on almost anything else.
- 14) 8.22.050 – this code needs to be updated to reflect our cost recovery policy
- 15) 8.22.115 – needs to be reviewed in light of our cost recovery policy
- 16) Chapter 9.22 needs to be updated with an automatic end-date unless renewed by council. We have had "indefinite emergencies"
- 17) Not sure if this is Chapter 10.12, or in 15.72, but we never brought back the 25% requirement for electrified parking. With the sale of ICE vehicles being illegal in WA after 2030, there will be an increased need for electrified parking spaces.
- 18) Chapter 13 needs to include our Stormwater utility now.
- 19) 15.40.150 needs to be updated to prevent another situation like 85 degrees. Along Tolt Avenue especially, but really anywhere there is mixed use, we need to require residential setbacks on the ground floor if there is the potential for residential use on the ground floor. 15.48.085 and 15.48.080 also come into play here.
- 20) 15.40.150 also needs to prohibit building a residential unit in a way that, if it were converted to commercial use, the upstairs portion would no longer have a kitchen, bathroom, or separate entrance.
- 21) 15.50.030 uses zoning designations that are not consistent with our residential zones.
- 22) 15.68 I think we see that the lack of enforcement in the CBD is causing issues.
- 23) 15.98.160 – setback requirements need to be at least 1' for every foot of antennae height to prevent an antennae falling onto adjacent property.