



CARNATION CITY COUNCIL AGENDA Special Meeting

Mayor Jim Ribail, Deputy Mayor Adair Hawkins, Brodie Nelson, Ryan Burrell, Jessica Merizan

DATE: March 5, 2024

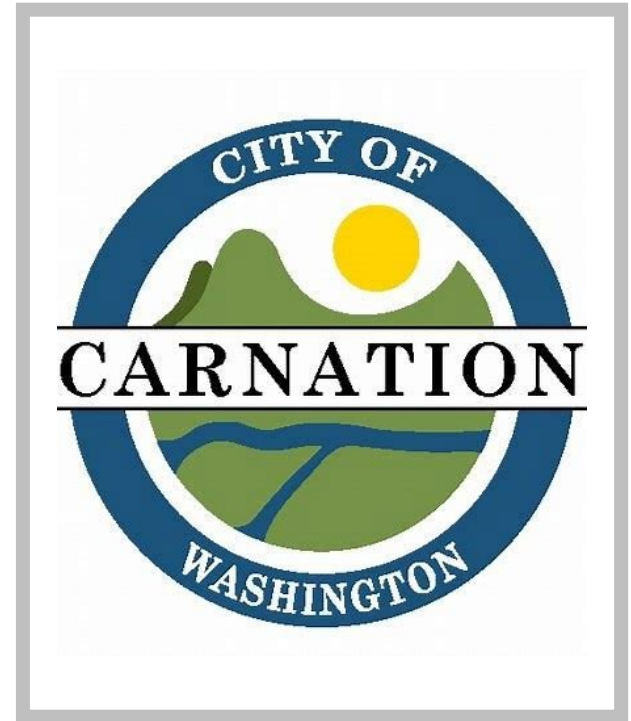
TIME: 5:00 P.M.

LOCATION: City Hall (4621 Tolt Avenue)

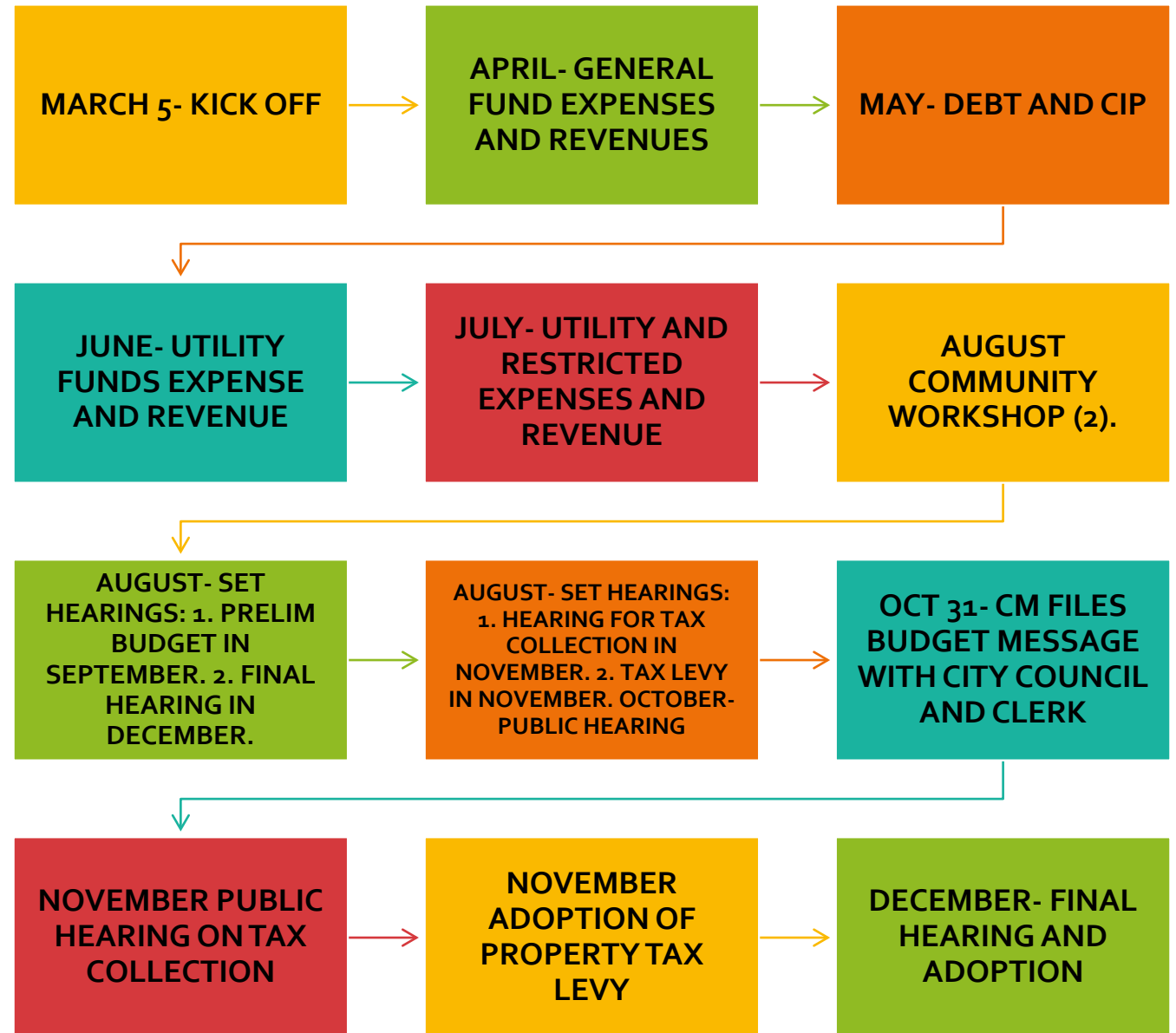
1. **CALL TO ORDER:** Mayor Jim Ribail
2. **ROLL CALL:** City Clerk Lora Wilmes
3. **PRESENTATION:**
 - a. Budget Kick-Off – City Manager Ana Cortez
 - b. Housing Action Plan – Deputy City Manager Rhonda Ender
4. **ADJOURNMENT:** Mayor Jim Ribail

2025-2026 Biennial Budget Process Kick-Off Presentation

Presented on March 5, 2024
Special Meeting – Study Session



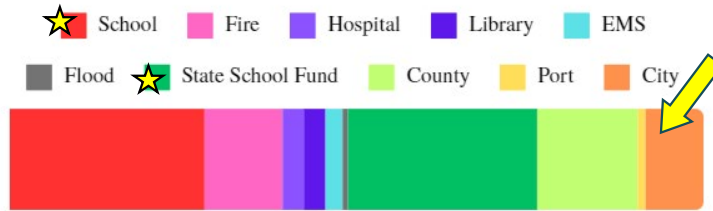
TIMELINE



Tax Revenues that Feed the General Fund

2024 Property Tax Distribution

The City of Carnation receives 8 cents for every 1 dollar of property taxes.



Utility Taxes, Business Licenses, & Franchise Fees

Property Taxes

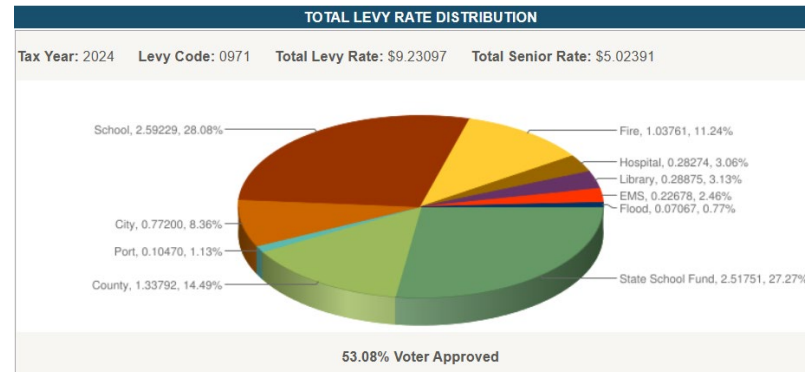
This can be either commercial or residential. (A typical small city sees this at 25%)

Sales Taxes

- Economic development (attract more - businesses).
- Marketing (attract more customers)
- Housing (import more customers)
- Education (buy local or buy online)

Building Permits and Misc

- Building Permit revenue will decline as Carnation gets built out
- Building permit revenues can only be used for building services.



General Fund: How do things get paid for?

Roads & Sidewalks

Gas Taxes

State & Federal Grants

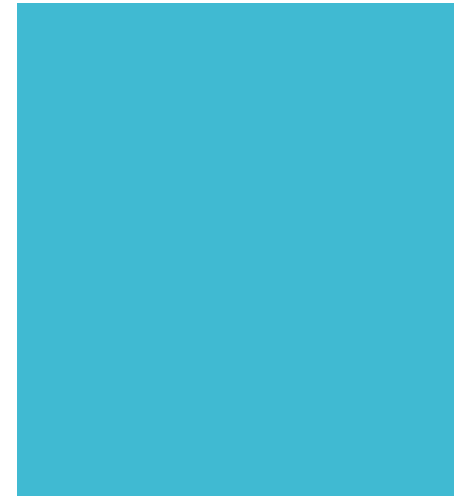
Stormwater/Snow/Street Sweeping

General Fund subsidies to Street

Fund to Cover Shortage

Law Enforcement

General Fund



Wishlist

5-year Revenue Forecast





HOUSING ACTION PLAN



June 6, 2023

After receiving community input via Public Hearing, the City of Carnation presents a revised Housing Action Plan.

01 Numbers Matter.

Current Number of Households: 800 units
Current Population: 2,167 people



**GMA Goal by 2044:
799 Units**

**City Goal by 2044:
361 Units**

2.77 people per
household = 2,213
population growth

2.77 people per
household = 1,000
population growth



Total Population:
4,380 people

Total Population:
3,167 people



02

The Letter.

An open letter addressed to Governor Jay Inslee is now the first page of the Housing Action Plan.

"The City of Carnation's Housing Action Plan begins with this letter to document the City's desire to achieve realistic, sustainable, and equitable housing goals."

"City of Carnation proposes and embraces a more realistic alternative, consistent with the character the Carnation community wishes to preserve."

"Growth management demands effective and honest partnerships with the State, King County, and the Puget Sound Regional Council (PSRC)."



03 The Principles.

A new section was added at the end of the HAP titled GMA as a framework for Strategy Implementation. Listed in the chapter are 13 principles that are embraced by the three actions the plan promotes:

1. ADU Development
2. SEPA Exemptions
3. Keep residents in their homes.



01

Urban
Growth

02

Reduce
Sprawl

03

Transportation

04

Housing

05

Economic
Development

06

Property
Rights

07

Permits

08

Natural
Resource
Industries

09

Open
Space and
Recreation

10

Environment

11

Citizen
Participation
and
Coordination

12

Public
Facilities and
Storage

13

Historic
Preservation



04 SEPA Message.

"Please note that the suggestions below do not eliminate or diminish SEPA review, they simply eliminate redundancy."





05

People, NOT Units

Changes were made throughout the document to reflect the City's proposed housing target of 361 units by 2044, which would translate to a population growth of 1,000 people.

