



CARNATION CITY COUNCIL AGENDA Special Meeting

Mayor Jim Ribail, Deputy Mayor Tim Harris, Ryan Burrell, Dustin Green, Adair Hawkins

DATE: August 30, 2023
TIME: 6:00 P.M.

- 1. CALL TO ORDER:** Mayor Jim Ribail
At: 6:00 P.M.

Roll Call: City Manager Ana Cortez

Present: Mayor Jim Ribail, Deputy Mayor Tim Harris, Councilmember Ryan Burrell, Councilmember Dustin Green, Councilmember Adair Hawkins

- 2. APPROVAL OF AGENDA:** Mayor and Council
MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER GREEN TO APPROVE THE AGENDA.

MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER GREEN TO AMEND THE AGENDA BY ADDING "3(b) Public Comment".
MOTION PASSED (4-1). MAYOR RIBAIL, DEPUTY MAYOR HARRIS, COUNCILMEMBER GREEN, AND COUNCILMEMBER BURRELL IN FAVOR. COUNCILMEMBER HAWKINS OPPOSED.

MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER GREEN TO AMEND THE AGENDA BY ADDING AB23-102 TO THE AGENDA BILLS. MOTION PASSED (4-1). MAYOR RIBAIL, DEPUTY MAYOR HARRIS, COUNCILMEMBER GREEN, AND COUNCILMEMBER BURRELL IN FAVOR. COUNCILMEMBER HAWKINS OPPOSED.

MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER BURRELL TO AMEND THE AGENDA BY VOTING ON THE AGENDA BILLS IN REVERSE ORDER (AB23-102, AB23-101, AB23-100). MOTION PASSED (4-1). MAYOR RIBAIL, DEPUTY MAYOR HARRIS, COUNCILMEMBER GREEN, AND COUNCILMEMBER BURRELL IN FAVOR. COUNCILMEMBER HAWKINS OPPOSED.

MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER GREEN TO AMEND THE AGENDA BY ADDING A DISCUSSION ITEM REGARDING THE SEPTEMBER 5TH MEETING. MOTION PASSED (4-1). MAYOR RIBAIL, DEPUTY MAYOR HARRIS, COUNCILMEMBER GREEN, AND COUNCILMEMBER BURRELL IN FAVOR. COUNCILMEMBER HAWKINS OPPOSED.

3. EXECUTIVE SESSION. RCW 42.30.110 (c)

a. To consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause a likelihood of decreased price. However, final action selling or leasing public property shall be taken in a meeting open to the public.

- Council Entered into Executive Session at 6:04 P.M.
- Mayor Ribail entered into Regular Session at 6:15 P.M.

b. Public Comment

- Tiffany Goodman provided comment.
- Jenn Dean provided comment.
- Tara Voelker provided comment.
- Ryan McClune provided comment.

4. AGENDA BILL

Agenda bills were addressed in the following order:

- 4(c)
 - 4(b)
 - 4(a)
- a. AB23-100 ORDINANCE No. 977: Schefer Purchase Sale Agreement and Development Agreement.
MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER HAWKINS. MOTION PASSED (4-1). MAYOR RIBAIL, DEPUTY MAYOR HARRIS, COUNCILMEMBER HAWKINS, AND COUNCILMEMBER BURRELL IN FAVOR. COUNCILMEMBER GREEN OPPOSED.
- b. AB23-101 DECLARATION: State of Emergency – Tolt Dam
MOTION BY DEPUTY MAYOR HARRIS SECOND BY COUNCILMEMBER BURRELL. MOTION PASSED (5-0).

- c. AB23-102 MOTION: Setting Public Hearing Date
MOTION BY COUNCILMEMBER GREEN SECOND BY
COUNCILMEMBER HAWKINS. MOTION PASSED (5-0).

5. DISCUSSION

- a. Tolt Dam: Options for New Engagement Strategy with Seattle Public Utilities and Seattle City Lights/ City of Seattle.
- b. State of Emergency: Declaration
- c. September 5th Meeting
 - i. Next Meeting September 19th
 - ii. Councilmember Green requested a Parks and Planning Board Discussion Item to be added to the agenda.

6. ADJOURNMENT: Mayor Jim Ribail

- At: 7:50 P.M.

Approved at the regular meeting of the Carnation City Council on September 19th, 2023.


Jim Ribail (Aug 31, 2023 16:52 PDT)

MAYOR JIM RIBAIL



CITY MANAGER ANA CORTEZ





CARNATION CITY COUNCIL AGENDA BILL

TITLE: A MOTION to set a public hearing date to amend CMC 15.36 on October 3 rd , 2023.	Agenda Bill No.:	AB23-102	
	Type of Action:	MOTION	
	Origin: <i>(Council/Manager)</i>	City Manager	
	Agenda Bill Author:	City Manager	
EXHIBITS: <ul style="list-style-type: none"> • None 	Date Submitted:	8/30/23	
	For Agenda of:	8/30/23	
	Expenditure Required:	0	
	Amount Budgeted:	0	
	Appropriation Required:	0	
SUMMARY STATEMENT AND DISCUSSION: The City wishes to further protect residential mobile home parks in Carnation.			
RECOMMENDED ACTION: I move to set a public hearing date to amend CMC 15.36 on October 3 rd , 2023.			
LEGISLATIVE HISTORY:			
ACTION TAKEN			
MOTION AS PROPOSED		MOTION AS AMENDED	
Motion made by:		Motion made by:	
Second by:		Second by:	
	YES Vote	NO Vote	
Hawkins			Hawkins
Ribail			Ribail
Harris			Harris
Burrell			Burrell
Green			Green
Passed/Failed			Passed/Failed
Ordinance/Resolution No.:		Ordinance/Resolution No.:	

From: Victoria Klyce [REDACTED]
Sent: Wednesday, August 30, 2023 4:36:14 PM
To: Jenn Dean [REDACTED]
Cc: Jim Ribail <jim.ribail@carnationwa.gov>; Adair Hawkins <adair.hawkins@carnationwa.gov>; Dustin Green <dustin.green@carnationwa.gov>; Ryan Burrell <ryan.burrell@carnationwa.gov>; Tim Harris <tim.harris@carnationwa.gov>; [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: Re: Regarding Tonight's Vote on the Schaefer property and development agreement

The sender of this email is EXTERNAL to the City of Carnation. Please proceed with caution.

Good afternoon City Council Members,

Tonight's vote is a very important and strategic one for our City. One that will change the literal landscape of our town forever. To tack on to Jenn's email below, I would also like to point out the urgent need for flood mitigation efforts. I'd like to remind you that the former Earth 2 Earth Movers property was initially zoned Light Industrial, and then through a twist of zoning "magic," was rezoned as Residential. If our town is so urgently in need of more light industrial, why was this property allowed to switch to residential? That parcel was already built up with fill, changing our flooding patterns. Now that the Mainvue Homes development is underway, I've watched the footprint get dramatically higher still. How will this impact our residents and our properties?

As you consider selling and allowing development upon the Schaeffer/former dog park land, the plans from Remlinger Group already mention the need to add more fill in order to prevent flooding. Once that is done, even more water will be encroaching on our properties and homes in town. As someone who has lived here for 20 years, I've seen how close the flooding already gets to the central core of town. The Schaeffer property already floods. Are you willing to risk more flooding to the historic district of town? As someone who lives in it, I am extremely concerned about what this decision will do to my flood insurance rates (or even ability to get flood insurance). Even more so, is my deep trepidation for the loss of life and property in the eventuality of a more catastrophic flood than we've seen previously.

As to the sensitive historic nature of the property, there most certainly are artifacts on that land, as it was one of several town sites for the Coast Salish people. Have they been included in conversations on what they want done with this parcel?

In closing, I want to remind you of how we townspeople enjoy that rustic trail and back entry to Tolt MacDonald Park. We have gotten used to the sounds and sites of the Sewer Treatment Plant. It is so much less disruptive to the peaceful and wild nature of the path traversing the property than building out the site from property line to property line with a meager 5-10' buffer. Considering how high they will need to build up the land, we will be walking by a wall, not trees/bushes. People walk the "loop" daily. Our townspeople and visitors know Carnation for the wildness it offers. Please do not take this away from us. At the very least, please consider only developing along the soon to be built road, and not the entire site. I'm sure you already know the statistics of how important natural green space is to our

mental health, so I won't remind you; and you also know of the mental health crisis facing the youth of our Valley. Keeping as many open/green spaces as possible is of utmost importance.

Thank you for taking the time to read my letter. I thank you also for your dedicated service. I've watched as this Council has weathered so many big issues over the past two+ years, and I'm sure it's been exhausting to have so much weighing on your minds. Thank you for all you do for our community.

Best Regards,

Victoria Klyce
32021 E Rutherford St
Carnation, WA 98014

On Aug 30, 2023, at 3:50 PM, Jenn Dean [REDACTED] wrote:

Dear Esteemed City Council Members:

I'm writing to ask you to do the right thing and vote against the sale of the Schaefer Property/Dog Park. Keeping our last remaining 8 acres or so of open space that the city owns would be a much wiser choice than losing it forever to development. I urge you to vote against the sale of this land.

First, because the community has spoken multiple times on this issue, and many townspeople seem to be in favor of NOT selling the land (and at a minimum, not allowing it to be developed as represented in this plan). As City Council members, you represent us.

Second, as others have pointed out, times have changed. As the daughter of a Ph.D. scientist, I've been following the climate change science for four decades. Scientists are no longer calling it climate change, they call it the climate crisis. We need this land, at a minimum, to help mitigate for the fact that currently, our city has lots of impervious surfaces (rooftops, parking lots, streets) and not enough canopy nor greenspace to mitigate for that. That's why we are an Urban Heat Island.

Third, let me address what I believe David Remlinger said on Aug. 3rd's hearing, that "we have enough green around here." This is a commonly held, but ultimately anecdotal, belief. For the first time in modern history Washington is less than 50% forested. The state permanently lost 400,000 acres of forestland to human development from 2007 to 2019. We are on track to lose an additional 625,000 acres to development by 2040. In addition,

more than 4.5 million acres have burned in wildfires since 2010. We should not be contributing to these statistics. We should look to future generations and conditions when we make land use decisions. The statement "we have enough green" also reflects a basic misunderstanding of sustainability, and frankly represents the old domineering view of the land/nature/ecosystems which history has proven is harmful and destructive, rather than integrative and nurturing. It's also unsustainable. (Forgive me if he didn't say that, but I do recall someone said it.)

I urge you to be better stewards of our public lands, not sell them off to be paved over. I do believe we are supposed to have a certain amount of park space per citizen, and selling off the 8 acres will create a deficit. Just because the land is zoned industrial, doesn't mean it has to stay that way. Just because the Remlingers want to develop, doesn't mean they have to do so ***on this parcel.*** Let's remember that we are all living and working on historically stolen land, and we might want to consider (when making huge decisions like this which are irreversible) treating this land the way the Coast Salish did (and continue to do): with utmost gratitude and respect, with an understanding that nature has the same rights as humans, and with an eye towards sustainability. Thank you as always for your consideration, and for your public service.

Jenn

Jenn Dean, MFA
Writer


jenndean.com

<Outlook-gfxju5sx.png>

I live and work on unceded lands of the sdukwalbxw.