CITY OF CARNATION

MINUTES OF THE REGULAR CITY COUNCIL MEETING

April 16, 2019

CALL TO ORDER: Mayor Kimberly Lisk called the regular meeting of the Carnation City Council to order at 7:00 PM in the Council Chambers at Carnation City Hall and led the Pledge of Allegiance.

ROLL CALL: Mayor Kim Lisk, Deputy Mayor Dustin Green, Councilmember Jim Berger, Councilmember Ernest Fix, Councilmember Jim Ribail, City Manager Amy Arrington, City Clerk Mary Madole, Public Works Superintendent Bill Ferry, Treasurer Kelly Russell, and citizens present.

APPROVAL OF AGENDA: MOTION BY COUNCILMEMBER BERGER AND SECOND BY DEPUTY MAYOR GREEN TO APPROVE THE AGENDA AS PRESENTED. MOTION PASSED UNANIMOUSLY (5-0).

CONSENT AGENDA: MOTION BY COUNCILMEMBER RIBAIL AND SECOND BY COUNCILMEMBER FIX TO ADOPT THE CONSENT AGENDA AS PRESENTED. MOTION PASSED UNANIMOUSLY (5-0), THE FOLLOWING ITEMS WERE APPROVED:

- Minutes of the Regular City Council Meeting – April 2, 2019.
- Claims Check Vouchers numbered 34686 – 34722 in the amount of $176,943.09.

REPORTS & REQUESTS: Councilmember Berger reported that the Utilities & Public Facilities Committee met prior to the Council meeting and discussed the proposed South End water main improvement project. They’ve asked Public Works to determine the length of existing 2” polyline that needs to be replaced and upgraded to a 3” line. The Committee also reviewed Statements of Qualifications received from three firms for Consulting City Engineer Services and selected one for an interview.

Mayor Lisk reported that she attended the SCA Networking Dinner on April 10th and heard the Attorney General speak about the opioid epidemic. She attended and Eastside Transportation Partnership meeting and a Snoqualmie Valley Transit Coalition meeting on April 12th. She will be attending the State of the County Address on April 17th, and City Manager Arrington will deliver the State of the City Address at the Chamber of Commerce Social on April 25th.

STAFF REPORTS: City Manager Arrington reported that staff will be making a presentation to the King County Project Selection Committee on April 19th for a grant application to PSRC RTCC for Tolt Ave CBD project funding. A tour of the Tolt Dam has been scheduled for April 26th.

Public Works Superintendent Ferry reported that the field crew has been crack sealing the streets inSwiftwater and are accomplishing approximately 1,000 LF per day.

CITIZEN COMMENTS & REQUESTS: Tim Harris, 33085 NE 42nd Place, inquired about the water system improvements that will be required for potential development of the Falkenberg Annexation; the origin of the joint-agency project cost estimates in the TIP, and the funding of the CBD project. He expressed objection to the proposed development agreement with MainVue Homes and thinks a mixture of housing types will result in more affordability, less infrastructure, and less cars. He would like to see more public benefit provisions in the agreement.

Dan Hearing, 32303 East Reitze Street, dislikes the public benefit provisions offered by MainVue as part of the development agreement and would like to see more.
Citizen Comments & Requests: (continued from Page 1)

Tracey Bailey, 33713 NE 45th Street, lives just outside city limits and adjacent to the Falkenberg property. Everyone in the eastern PAA was told that annexations would be all of the parcels or none. He would like to know what the City will do to mitigate run-off from illegal fill on the site. The fence line between his property and the Falkenberg property is not on the property line. He objects to the annexation.

Laura Bailey, 33713 NE 45th Street, agrees with her husband’s comments that the parcels in the eastern PAA were all told that annexation in that area would be all the parcels or none.

Dr. Anthony Smith, Riverview School District Superintendent, said that the pre-bond planning advisory committee has been meeting since last May and will produce a recommendation this May for a bond issuance on the ballot in 2021 for issues related to capacity and security.

Daniel Enciso, 4703 328th Avenue NE, cares about Carnation and is not sure the city has the infrastructure to grow. He doesn’t think impact fees are enough to pay for needs. He would like to see a roundabout at Tolt Hill Road and he would like to see affordable housing such as condos or townhouses.

Public Hearing: Shoreline Master Program. Mayor Lisk asked if all persons who wished to be heard during the public hearing had signed-in to speak, described the hearing subject, opened the public hearing at 7:42 PM, and referred to the Rules of Order which were posted at the sign-in sheet and speakers’ rostrum. Alex Pittman, the City’s consultant with The Watershed Company, delivered a presentation describing the purpose of the Washington Shoreline Management Act; the Carnation shoreline jurisdiction and shoreline environment designations; and the amendments to the City’s Shoreline Master Program and Chapter 15.92 CMC Shoreline Management that are recommended as part of the required 2019 Periodic Review. Public comment on the proposed amendments may be submitted to the City until 5:00 PM on Friday, April 19th. Mayor Lisk called for public comment at 7:50 PM.

Tim Harris, 33085 NE 42nd Place, has no objection to the updates that have been proposed. He would like to know more about the fencing across the Tolt Levee Trail outside city limits that has been erected by a private property owner and prohibits public access.

Laura Bailey, 33713 NE 45th Street, also wishes that she could walk along the Tolt Levee Trail, but the private property owner owns it. She is concerned about the City changing the levee armor adjacent to the Falkenberg property if it is annexed.

Mayor Lisk called for additional persons who wished to speak during the public hearing. No further speakers came forward. Councilmember discussion took place. Mayor Lisk closed the public hearing at 8:03 PM.

Agenda Bill: AB19-13 – Resolution 433. Authorizing Petition for Annexation. Mayor Lisk read the text of the proposed resolution by title. MOTION BY COUNCILMEMBER RIBAIL AND SECOND BY COUNCILMEMBER BERGER TO ADOPT A RESOLUTION AUTHORIZING A PETITION FOR ANNEXATION OF PROPERTY KNOWN AS THE “FALKENBERG PROPERTY”; REQUIRING THAT THE ANNEXED PROPERTY ASSUME ITS PROPORTIONATE SHARE OF EXISTING CITY DEBT; AND REQUIRING ADOPTION OF RESIDENTIAL 4 (R4) SINGLE FAMILY ZONING UPON ANNEXATION, BUT SUBJECT TO THE
TERMS OF THE 2018 PRE-ANNEXATION AGREEMENT. Discussion took place. Deputy Mayor Green said that he would prefer to annex the entire eastern UGA at the same time rather than one parcel at a time. MOTION PASSED (4-1), DEPUTY MAYOR GREEN VOTED NAY. Resolution No. 433 assigned.

**ADDITIONAL BUSINESS & DISCUSSION ITEMS:**

**Discussion of the Public Benefit provision for the proposed Development Agreement with MainVue Homes:** City Manager Arrington described the proposed public benefits offered by MainVue Homes in connection with the potential development agreement to allow deviation from the mixture of housing types in subdivisions greater than 5 acres within the R12 zone that is required by the City’s Table of Permissible Uses. Proposed benefits include an additional 55’ (total of 80’) screening and buffering landscaping in front of the subdivision integrating some of the plant species that will be used in the Tolt Ave CBD Improvement Project, screening trees at the rear of the subdivision along the Snoqualmie Valley Trail, and enhancement of the TMS school-zone crosswalk south of Blanche Street with rectangular-shaped rapid flash LED beacons. Councilmember discussion took place. General agreement was reached that more public benefit would be needed to offset the lack of housing type mixture. Mayor Lisk would like to see some single-story homes, some age-restricted housing or a contribution to the Senior Center for adult living, or a turn pocket in front of Tolt Middle School.

**Review of the draft 2020 Transportation Improvement Plan (TIP) and Six-Year Transportation Improvement Program (STIP) 2020-2025:** City Clerk Madole reviewed the changes from the 2019 TIP to reflect the December 2018 revisions to the City’s Street Sections and Classifications, the projects included in the proposed STIP 2020-2025, and reported that project cost estimate updates should be received from the City Engineer within the next week. Staff was directed to notice a public hearing on the STIP for the May 7th regular meeting.

The Council briefly reviewed the preliminary agenda items for upcoming meetings.

**ADJOURNMENT:**

There being no further business before the City Council, the meeting adjourned by common consent at 9:16 PM.

Approved at the regular meeting of the Carnation City Council on May 7, 2019.

_________________________________

MAYOR, KIMBERLY LISK

_________________________________

CITY CLERK, MARY MADEOLE