

**Town of Yacolt  
202 W. Cushman St.  
Yacolt, WA 98675**

**June 18, 2018**

**Town Council Meeting (Regular Meeting)**

**1. Call to Order**

Mayor Myers called the meeting to order at 7:00 p.m.

**2. Flag Salute**

**3. Roll Call:**

PRESENT: Mayor Myers and Council members Boget, Bryant, Moseley, Rowe

ABSENT: Noble

PRESENT: Clerk Salisbury, Assistant Clerk Younce, Public Works Director Ross, Attorney Ridenour, Town Engineer Devin Jackson

MOTION: Council Member Boget made a motion to excuse Council member Noble's absence.

SECOND: Council member Moseley

AYES: Boget, Bryant, Moseley, Rowe

ABSENT: Council member Noble

VOTE: Motion carried

**4. Minutes of the Previous Meeting:**

Draft minutes were presented for the June 4<sup>th</sup>, 2018 regular meeting

MOTION: Council member Bryant moved to accept the minutes of the June 4<sup>th</sup>, 2018 regular meeting.

SECOND: Council member Boget

AYES: Boget, Bryant, Moseley, Rowe

ABSENT: Council member Noble

VOTE: Motion Carried

**5. Late Changes to the Agenda:**

Add Backroads car show to item B under new business

**6. Citizen Communication:**

Haley Coop- Minor girls softball players representative stated her team made it to state playoffs and are looking for donations to help pay for the trip. This is the first time this

league has made it to the state playoffs since 1986. They are offering a car wash Sunday June 17<sup>th</sup> at Les Schwab in Battle Ground from 10am till they run out of cars. Also offering spaghetti feed tentatively to be held July 8<sup>th</sup> at Yacolt Community church. Time to be announced at a later date. Council Boget asked Council if there would be a problem setting up donation stations manned by NCLL minor girls players with adult supervision at the sidewalk chalk contest. Since this is considered private donations they were ok'd to set up donation stations if they would like. Haley is to get all the information to the Clerk's office and Clerk will publish on Town's website and possibly community board if space is available. Mayor congratulated them on making it to state.

Dave Barton- asking permission again this year to hold 5<sup>th</sup> annual 4<sup>th</sup> of July Community BBQ with street closures at Twin Falls and Hubbard. Mr. Barton has already contacted sheriff's office and fire department for their approvals and will be obtaining and providing Clerk's office with a copy of his liability insurance. Council member Rowe asked if they would be shooting off fireworks and if they would be cleaned up. Mr. Barton said yes and assured her they would be cleaned up properly. Council approved BBQ with street closures.

Michael Leonard- Michael Leonard introduced himself and his wife Suzanne Logan as the new point of contact for NCLL. All communication for NCLL will be directed to Michael and his wife. Mr. Leonard gave an update on the girls softball tournament. Tournament is going great and he thanked KWRL for giving up their field time for this tournament. Mr. Leonard is hoping next year there will be better planning and scheduling to accommodate all parties involved.

Mr. Leonard addressed Council member Boget's letter specifically related to the broken glass and garbage issue. They have started cleaning up all areas of concern and put up a fence around containers to help deter kids from playing back there. They are starting a clean-up crew to take care of remaining issues and any future issues. They have fixed the gutter hanging down on bathrooms.

Mr. Leonard asked if there were going to be fireworks show and parade. Mayor Myers stated fireworks show is on unless cancelled by fire department due to fire danger. He also confirmed parade for July 4<sup>th</sup> at 10 am.

Mr. Leonard stated that NCLL president has been in contact with president of KWRL and their talks have been going very well. He thought that moving forward they will be able to work together on scheduling and solving any other issues that may arise.

Mr. Leonard requested any and all of the Towns records involving NCLL for the last 20 years if possible. He was informed to fill out a public records request for any information they are seeking and we will make it available to them. Mr. Leonard asked if NCLL will be

given preferential treatment when making schedule for play. Mayor Myers stated he hoped NCLL and KWRL can work out schedule together. Town does not want to be involved in scheduling unless they cannot come to agreement then the Town would be the mediator as we are the ultimate arbiter as the owner of the property.

## **7. Old Business:**

- A. Resolution #568 Use Agreement KWRL: Council member Boget verified that the 2 tax lot numbers for field 4 and ingress and egress were added to agreement. Assistant Clerk Younce agreed that they were added. Council member Bryant asked if there was anything in agreement concerning scheduling. Assistant clerk Younce stated there was not and Mayor Myers stated that there was reasonable expectations that the two parties could and should work out their respective schedules. Council member Bryant asked about any stipulations in agreement about materials to be used on fields. Assistant clerk Younce stated there were no such stipulations added to the agreement.

MOTION: Council member Bryant moved to accept the revised KWRL agreement and allow the Mayor to sign agreement.

SECOND: Council member Rowe

AYES: Council members Boget, Bryant, Moseley, Rowe

ABSENT: Council member Noble

VOTE: Motion Carried

### **B. Public Hearing – Amboy Ave Short Plat**

Mayor Myers opened public meeting. Clerk Salisbury swore in all parties wishing to speak. David Ridenour Town Attorney clarified map to be used for presentation. Town Engineer Devin Jackson presented information why a Conditional Use Permit is needed for approval. Devin Jackson provided a brief summary of Commercial zoning in that area. Proposed permit would turn 1.3 acres into 3 single family lots. Previous property in this area has already been turned into residential with an approved conditional use permit. Devin Jackson presented staff report on the short plat with conditions if conditional use permit is approved. Council member Bryant and Boget asked for clarification on why the northerly proposed access was not recommended and why shared driveway was recommended. Byron Jolma with Bryon Jolma Design represented himself as the designer and also represented the developer. He thanked the staff for their hard work and also asked the council to consider the previous councils commitment to the approval of the conditional use permit. He stated aesthetically 3 residential homes would look better than a large

commercial parking lot. More discussion ensued about the shared driveway and width of said driveway. Devin Jackson agreed with Jolma on shared driveway option being the way to go. Jolma stated that utilities will be trenched with directional drilling so as not to tear up Amboy Avenue with trench cuts. Bill Ross brought up that a gravel driveway was proposed. He proposed that paved driveway be added to stipulation. Landscaping requirements were discussed and clarified. Council member Boget voiced concerns about how the proposed development would monetarily benefit the town over leaving it zoned commercial. Other comments were made by audience members who were not sworn in so they are not part of the official record. Clarification was made by Devin Jackson on stating C2 zoning includes zoning for multifamily housing so single family housing shouldn't be a concern in that commercial zone. Mayor Myers invited anyone wishing to speak for the project to approach podium. No speakers for project. Mayor Myers invited anyone wishing to speak against the project to the podium. No speakers against the project. Mayor Myers read statement by absent Council member Noble that is attached to these minutes. Mayor Myers stated that he left comments about the project in council packet and stated any commercial investments in town were not happening because the town is not on sewage system and they are not doing any studies on sewage system probability. Council member Moseley stated Yacolt was a great place to live and was happy to have 3 more houses available to citizens. Council member Boget voiced concerns over monetary value of giving up commercial zone for residences. She did not see how 3 residences would benefit the town more than leaving it commercial. Once property is approved residential you can't turn it back. Mayor Myers closed public hearing and re-opened the regular Council meeting. More discussion concerning permitted businesses in that particular zone. Council member Boget read a portion of title 18.40.060 paragraph 2 citing that she didn't know if adding 3 houses to this zone is more beneficial than commercial. She didn't see it as detrimental just not beneficial. Jolma stated that there are future opportunities to change zoning codes to acquire more commercial if needed in the future. Devin Jackson supplied more clarification on future zone changes. Reminded council we are under building moratorium due to not being on sewer system. The town is regulated to use existing town boundaries for zone changes. Mayor Myers asked for motion.

MOTION: Council member Boget made motion to deny Conditional use permit application.

SECOND: Council member Rowe

AYES: Boget and Rowe

NAYES: Moseley and Bryant



ABSENT: Council member Noble

Mayor Myers voted Naye as tie breaker. Motion defeated.

MOTION: Council member Moseley made motion to table application for further review. She asked for further evidence of what kind of tax base these 3 homes will bring to the community.

SECOND: Council member Bryant

AYES: Boget, Bryant, Moseley, Rowe

ABSENT: Council member Noble

VOTE: Motion carried. Add to next meeting agenda

#### C. Public Hearing – Jones St. Short Plat

Mayor Myers opened public meeting. Clerk Salisbury swore in all parties wishing to speak. Devin Jackson presented staff report on the short plat application with conditions. Byron Jolma represented developer. Invited any questions. Neighbor questioned tree issue. Trees have been removed. Jolma asked council to consider using earlier code BMP's used at Yacolt Crossings concerning critical aquafer recharge area for drainage. Mayor Myers invited speakers in favor. None. Mayor Myers invited speakers against. None. Mayor Myers adjourned public hearing. Mayor Myers reopened regular council meeting. Council member Bryant stated that the proposed development was in correct zone and saw no issues with application. Council member Boget concurred.

MOTION: Council member Bryant made motion to approve Jones St short plat application with conditions.

SECOND: Council member Rowe

AYES: Boget, Bryant, Moseley, Rowe

ABSENT: Council member Noble

VOTE: Motion carried.

#### D. Public Hearing – 6 Year Transportation Plan

Mayor Myers opened public hearing. David Ridenour gave short presentation on what the 6 year transportation plan entailed. Only addition to plan was adding engineering review and planning of towns streets for 2019. Gave overview of funding options and what projects are covered under the transportation plan. Town citizen brought up problem with speeding on Jones Street and requested speed bumps be installed. Public works and Mayor stated that a 4 way stop is being considered at that intersection. More discussion concerning children on golf carts driving on public streets. Public hearing was closed and regular council meeting reopened.

MOTION: Council member Bryant made motion to adopt 6 year transportation plan as presented by staff.

SECOND: Council member Boget

AYES: Boget, Bryant, Moseley, Rowe

ABSENT: Council member Noble

VOTE: Motion carried.

E. Executive Session

Mayor Myers called for executive session. Executive session was called to start at 8:50 pm and last 15 minutes to 9:05 pm. Mayor Myers called regular council meeting back to order at 9:05 pm.

**8. New Business**

A: Chelatchie Prairie Railroad - Doug Auberg gave over view of new maintenance facility they want to build on county property behind Elwood short plat. He described building design and what would be happening at facility. Gave overview of past and upcoming rail events. Doug to get together with Clerk Salisbury concerning conditional use permit application.

B: Backroads for Car show: Mayor Myers read email statement from Melissa at Impact Automotive asking for permission to close streets for car show August 18<sup>th</sup>. Council discussed and approved with conditions set forth in email.

**9. Mayor's Comments:**

Mayor Myers attended the patriotic tie contest at Fort Vancouver Park. He did not win.

Property owner at the end of Jones Street, that had street light removed by Clark PUD due to nonpayment of electric bill, is responsible for paying to have it put back as the town had nothing to do with its removal.

**10. Attorney's Comments:**

None

**11. Council Comments:**

Council member Boget gave update on Clark County Firework policy for 4<sup>th</sup> of July holiday. Stated county voted for unincorporated Clark County to go to 7 days of sales and 1 day of use starting in 2019. Council member Bryant stated Big Foot fun run is coming up and we need more volunteers for water stations. Stated we could use minors at water stations as long as there was an adult present. Council member

Moseley stated she went to CDBG grant meeting but it was about HUD funding so it did not pertain to the town.

**12. Public Works Report:** Bill Ross inquired about fun run signs. Council member Bryant stated she was working on them and would get them done in time. She is also picking up donations for water and Gatorade. Terry Gardner updated on getting in touch with Ken to prepare the logs for the Welcome to Yacolt signs. Terry will deliver lumber to Ken, who will peel and prepare logs and hopefully we can get them installed by July 30<sup>th</sup>.

**13. Town Clerk Report:** Assistant clerk Younce brought up need for volunteers for Big Foot Run June 30<sup>th</sup>. Asked which council members would be in attendance for 4<sup>th</sup> of July parade. Council member Boget and Noble will be absent. Asked council members to donate candy for the parade. Council member Boget asked if she could purchase chalk for the sidewalk contest and sell at cost. Clerk Salisbury brought up estimate for BIAS advanced payroll upgrade. Gave benefits of upgrading. Council approved cost to upgrade to advanced payroll. Had small discussion concerning electronic content management and what it entailed.

MOTION: Council member Moseley made motion to approve BIAS advanced payroll upgrade.

SECOND: Council member Boget

AYES: Boget, Bryant, Moseley, Rowe

ABSENT: Council member Noble

VOTE: Motion carried.

**14. Pay Bills on behalf of the Town:**

MOTION: Council member Rowe moved to pay the bills on behalf of the Town.

SECOND: Council member Bryant


AYES: Council members Boget, Bryant, Moseley, Rowe

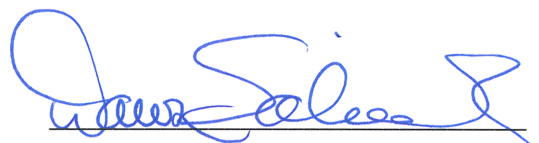
ABSENT: Council member Noble

Vote: Motion Carried

**15. Adjourn:**

Mayor Myers adjourned the meeting at 9:50 p.m.

  
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Vince Myers, Mayor

  
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Dawn Salisbury, Clerk

Current Expense	23,926.23
Streets	1,352.67
Cemetery	0
REET	0
Storm Water	0
Claims	25,278.90
Payroll	0