



**Town of Yacolt**  
**Town Council Agenda**  
**Monday, August 06, 2018**  
**7:00 PM**  
**Town Hall**

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**Call to Order**

**Flag Salute**

**Roll Call**

**Late Changes to the Agenda**

**Minutes of Previous Meeting(s)**

**1. Approve Minutes from 7/16/2018 Meeting**

Make a motion to approve minutes from 7/16/2018 regular meeting.

**Citizen Communication**

*Anyone requesting to speak to the Council regarding items not on the agenda may come forward at this time. Comments are limited to 3 minutes. Thank you.*

**Old Business**

**2. Bill Rowe - information from state auditors**

**3. Yacolt Library-Holland Christie - Partnering for additional security cameras**

**4. Executive Session-** potential litigation for debt collection, Town practices and procedures, and performance review of personnel

**New Business**

**5. CRESA-Comprehensive Emergency Management Plan (CEMP)** which has been revised for 2018. CRESA staff is asking for any feedback on this plan by Friday, September 7.

**6. RESOLUTION # 570- CLARK REGIONAL NATURAL HAZARD MITIGATION PLAN.**

Updating Resolution #549 by replacing text in line item 6.) "Authorizes the Town of Yacolt, Clerk Treasurer, Cindy Marbut to make any required FEMA revisions to Clark Regional Natural Hazard

Mitigation Plan required by FEMA for final approval." to read "Authorizes the Town of Yacolt Clerk, to make any required FEMA revisions to Clark Regional Natural Hazard Mitigation Plan required by FEMA for final approval.

Make a motion to approve Resolution #570 amending Resolution #549.

## 7. **New Business Licensing Requirements**

By the end of this year, every city that issues business licenses will implement changes required by legislation passed in 2017 (EHB 2005).

Information only...new draft ordinance will be brought before council for approval by Oct 1st, 2018

## 8. **Zone Districts-** discuss zoning issues in reference to the Town's commercial zones.

**Background summary:** Over the course of the last two months, staff has identified a number of apparent irregularities in Yacolt's Zoning Code, (YMC 18). In general, they involve the gray area that exists when describing appropriate uses for property in the Town's Commercial and Light Manufacturing Zones. Given the Town's small size and the limited availability of property in these Zoning Districts, staff questions whether certain commercial uses having industrial characteristics should be conditionally allowed in the Town's Light Manufacturing Districts. Conversely, should certain industrial uses having commercial characteristics be conditionally allowed in the Town's Commercial Districts? More broadly, would the Town benefit from an updated description of the uses that may be considered permissible or potentially viable in either District?

Some of these questions arose in the context of a proposed application by BCYX Railroad for construction of a maintenance and storage facility on land currently zoned C-2 – Community Commercial. The Town's staff and consultants have worked diligently with BCYX Railroad to find a suitable land use procedure for the project. Most of the existing procedures described in the Yacolt Municipal Code seemed to be a poor fit for the Railroad's plans. Yacolt's Code assumes that facilities involving or requiring railway lines would be located in the Town's Light Manufacturing District, (which is the Town's equivalent of an 'industrial' zone.) But all of the Town property that includes railway lines is zoned C-2 – Community Commercial. In other words, the Zoning Code appears to plan for industrial kinds of uses on property that includes industrial kinds of attributes, such as access to railway lines. But paradoxically, all of the Town's railway property is zoned commercial, where industrial uses are generally prohibited.

The Zoning Code was adopted well before the employment or experience of anybody currently associated with Town government. At this time, staff does not know the history or basis for

these zoning decisions. They may have been justified by reasons that staff has not yet discovered in historical records. But if these and similar irregularities were never intended, the Council may wish to consider whether thoughtful changes to the current use tables would benefit the general welfare of the community and expand worthwhile opportunities for development.

If the Council directs, staff is prepared to investigate the history of the existing use Tables and develop suggestions for possible revisions before the Council's next public meeting. The Council could then review those suggestions together with its own ideas for revisions at the next public Council meeting.

The current Code Tables that describe possible uses in these Zoning Districts can be found in YMC 18.30 and 18.35. Both sections of the Code are attached for the Council's convenience. As further background, an opinion letter from the Town Attorney regarding the BCWX Railroad situation is also attached."

**Mayor's Comments**

**Attorney's Comments**

**Council's Comments**

**Public Works Department Report**

**Town Clerk's Report**

**9. 2019 Budget Suggestions**-Information for budget preparation

**Pay Bills on Behalf of the Town**

**Adjourn**