



Town of Yacolt

Town Council Meeting Minutes

Monday, April 11, 2022

7:00 PM

Town Hall / Virtual / Telephonic

Call to Order

7:00 PM

Flag Salute

Roll Call

Council Members Present: Michelle Dawson, Joshua Beck, Ronald Homola, Marina Viray

Council Member Absent: Amy Boget

Also present: Mayor Katelyn Listek, Town Attorney David Ridenour, Public Works Director Terry Gardner, Clerk Stephanie Fields

Late Changes to the Agenda

None

Approve Minutes of 3-14-22 Meeting

Motion to approve minutes from March 14th meeting

Motion: Homola 2nd: Viray

Aye: Dawson, Beck, Homola, Viray **Nay:** 0 **Absent:** Boget

Motion Carried

Citizen Communication

Shane Gialich is considering buying the vacant property on the south side of the Yacolt Rd/Amboy Rd intersection and wanted to gauge Council's opinion on whether or not he would be allowed to build an 8-plex there if he did go ahead and buy it. David Ridenour and Devin Jackson chimed in that he would need to submit a full application before his proposal could be considered.

Executive Session

Mayor Listek closed the regular meeting at 7:10 pm in order to open a 15-minute-long executive session regarding potential litigation, pursuant to RCW 42.30.110. The Mayor, Town Attorney, Town Clerk, and all Councilmembers who were present attended the session. At 7:25 pm, Mayor Listek re-opened the regular meeting.

Unfinished Business

Jorgensen 2022 Timber Harvest Public Hearing and Decision

Mayor Listek opened the Public Hearing regarding the Jorgensen Timber Harvest at 7:28 pm. Devin Jackson, Town Engineer, gave a summary of Jorgensen's planned project, which is to log off the timber from parcels #64520000, 66300000, and 64521000. There had been a SEPA Determination of Non-significance, and DNR permitted the logging. A staff biologist determined that there were no habitat threats and that the setbacks from the creek were all appropriate. Then Jerad Spogen spoke on behalf of Jorgensen Timber, saying that everything has been turned in, they have covered all their bases, and they have seen no opposition. Mayor Listek asked if anyone in the audience or on Council had any questions or comments to voice. Seeing none, she closed the Hearing at 7:37pm and re-opened the regular meeting.

Ronald Homola then moved that we allow Jorgensen Timber to harvest the timber as proposed on the three parcels.

Motion: Homola

2nd: Beck

Aye: Beck, Homola, Viray

Nay: 0

Abstain: Dawson

Absent: Boget

Motion Carried

Railroad Ave/Hoag Street Subdivision Public Hearing and Decision

Mayor Listek then opened the Public Hearing for the Proposed Railroad Ave/ Hoag Street Subdivision. First, Devin Jackson presented the Staff Report his company produced after reviewing the submittals from AKS Engineering on behalf of AHO Construction. Going through his list of conditions and recommendations, he then invited Seth Halling of AKS to speak regarding items on that list. Huston Aho then got up and asked to have the Town include an authorization for 20-foot-wide driveways on homes with 2-car garages, and 30-foot-wide driveways on homes with 3-car garages. Councilmember Beck asked who will be responsible for maintenance of the stormwater pond, and was told the Town's code gives the Town the option to maintain the pond or have a homeowners' association maintain it. Ridenour explained that a homeowners' association is designed to save the Town money. Paul Tester was sworn in and spoke about some terra cotta pipes that carry water off this property. Halling replied that those pipes are no longer functional. Mary Rowe called in asking about a moratorium from back in the 90s which disallows expansion into the county. Ridenour responded that this parcel is within Town limits, not an expansion into the county. Beck asked if AHO/AKS is willing to accept all of Jackson Civil Engineering's recommendations, and Halling said they are. Councilmember Dawson expressed that she is concerned about bringing in all these new people. She fears that the crime rate will go up in proportion to the growth rate. Jackson reminded everyone that this is a legal permitted use of this land; this use satisfies the Town's code. Mayor Listek asked for more questions and/or comments. Seeing none, she closed the Public Hearing and re-opened the regular Council Meeting. Ronald Homola moved that we allow AHO Construction to subdivide the property into a 47-lot subdivision for future construction of 47 single-family homes, with the conditions set forth by our Town Engineer. (A list of the conditions agreed upon will be attached at the end of these minutes.)

Motion: Homola

2nd: Viray

Aye: Beck, Homola, Viray

Nay: 0

Abstain: Dawson

Absent: Boget

Motion Carried

NCLL Field Use Agreement Extension

Mayor Listek and Public Works Director Gardner have come up with some new stipulations for the Agreement, which address the issue of keys being lost: All locks are to be removed except those on the main in/out gates and those on the storage sheds. The league President (or his designee) will have one of only two keys to be issued, and the other key will be stored in a lockbox at the main gate. If those keys come up missing, the league will be responsible for the cost of the Town purchasing new locks and the cost of 12 new keys to be made, plus the cost of the time it takes the Town's Public Works department to replace all the locks and keys.

In addition, the Town wanted to reiterate that no major work/changes are to be made to the ballfields without first having obtained permission from the Town.

Trevor Conder, NCLL President, said he will put the agreement with the new stipulations before his board at their meeting on Wednesday evening. Clerk Fields said she would send him the modified agreement in time for that. Mayor Listek reminded Conder that the Agreement is a non-exclusive agreement, and that they are to turn in their schedule to the Town ahead of their season. Ridenour clarified a couple of issues on the Agreement as well. Michelle Dawson moved that we approve the 10-year extension on our Field Use Agreement with NCLL, with the changes as discussed.

Motion: Dawson **2nd:** Beck

Aye: Dawson, Beck, Homola, Viray

Nay: 0

Absent: Boget

Motion Carried

Hardin Property Auction Results

Following a summary of events, Attorney Ridenour gave an update: the Probate admin will present the highest offer, which was \$115,000, in court on May 6th. She expects the court to approve the offer, then the tentative closing date on the property will be May 16th.

Spruce Ave. Short Plat Final Update

The Short Plat was recorded by the County on March 18th. There was an error made on parcel numbers/addresses, which the County corrected immediately, and then Occupancy permits were issued right away. All three homes were moved into that weekend.

New Business

Recycling Presentation

Before the end of June, we will need to negotiate a new interlocal agreement for garbage and recycling service. Mollie Mangerich with Clark County Public Health gave a presentation detailing changes they are planning to implement, and the choices the Town will have regarding garbage and recycling pickup. Waste Management plans to bring out large, sturdy, rolling trash bins to everyone, replacing homeowners' own trash cans. They will still be picking up trash weekly. They also want to bring out larger rolling recycle bins, and then pick up recycling every other week. Mollie explained that if the Town chooses to go with every other week recycling, their rates for recycling would not increase. However, if the Town chooses to stay with weekly recycling pickup, their rates will increase by about \$2.50 per household. There was some opposition by residents and Council, who said it looks like Waste Management is trying to get us to subsidize their purchase of new electric vehicles. Councilmember Beck said they should simply repair or upgrade their current trucks, for a much lower cost than replacing them. No motion was made regarding renegotiating the interlocal agreement.

Extending the Town's Engineering Contract

Jackson Civil Engineering has been the Town's Engineering firm since 2017, and they are very familiar with the Town's codes, etc. Their rates have gone up slightly since last year. But it was agreed that the Town is very confident in their work, and they are right in the middle of helping us with some large projects. Beck moved that we extend our contract with Jackson Civil Engineering for another year, at their current rates.

Motion: Beck 2nd: Viray

Aye: Dawson, Beck, Homola, Viray

Nay: 0

Absent: Boget

Motion Carried

ARPA Funding Choice

Clerk Fields explained that she just found out about an option in the American Rescue Plan Act which she recommends the Town take advantage of: The Treasury Department just approved a new streamlined reporting option, if governments opt to claim the funds as "Lost Public Sector Revenue". Regardless of any amounts of revenue actually lost due to Corona Virus, the Treasury is assuming each awardee has a standard loss of up to \$10 million, up to the total amount of their awarded funds. In doing so, the recipient is then able to use those funds to pay for general government services, and the reporting process is much simpler. Beck moved that we take advantage of this and claim our award as Lost Public Sector Revenue.

Motion: Beck 2nd: Dawson

Aye: Dawson, Beck, Homola, Viray

Nay: 0

Absent: Boget

Motion Carried

Alternative to National Night Out

Councilmember Homola presented what North Country EMS is planning for Saturday July 30th, in lieu of National Night Out, and said that they would like to know if the Town wants to participate in these activities as well. They plan to have the Life Flight helicopter there, and several other emergency vehicles, perhaps some police dogs, and so on. Their emphasis will be safety and health. A couple of Council members thought this sounded pretty cool, but the Mayor wasn't so sure. It was decided to bring this back at the next meeting for discussion and a possible decision.

Town Clerk's Report

- She has already been selling vouchers for the Town CleanUp scheduled for April 23rd.
- People are also already signing up for the Town Yard Sale Map (scheduled for May 7th)
- We are ready for the Easter Egg Hunt this Saturday, but could still use some more kids' baskets and raffle baskets.
- In addition to the 30 flower baskets the Town purchased, we had another 10 baskets donated. Big thank yous to the donors: the Rieses, Terry Gardner, the Fields family, and the Sivits family.
- During the remainder of April will be focusing a lot of time on the ARPA Funds report, which is due by April 29th.

Public Works Department Report

- Speed Bumps have been installed at the following locations: on Wilson Street, Ranck and Wilson, Blackmore and Jones, Blackmore and Humphrey, & Jones and Hubbard. Some residents are very thankful for the speedbumps, others are angry about them.
- The first phase of the cemetery road is done! The cemetery will be spiffed up for Memorial

Day.

- At the ballfields, the poles on the ground have been rearranged, providing for more parking.

Attorney's Comments

FYI, recycling rates are determined by the State Utility Commission. He will check to see if there is still time for the Town to enter in comments before they set their rates for the upcoming cycle. He will send an email to the Mayor and Council with what he finds out.

Citizen Communication

One resident asked if there's an alternative to the speed bumps. There was some discussion, and it was generally concluded that it's kind of a lose-lose situation: you simply cannot please everyone. Whether the speed bumps get placed or not, there will be complaints from both sides of the issue, so the Town may as well err on the side of safety for its residents.

Council's Comments

- Dawson – Has a surgery scheduled, so may not be at the next meeting, and won't be able to help at Town CleanUp. Thanked Fields, Gardner and the inmates for all that they do.
- Homola – reported on the NCEMS meeting he attended: the board has grown to 10 members; they have had their busiest year to date, with transports up over 14%; this past year, the calls for breathing issues and sickness outnumbered traffic accidents for the first time; they are still hoping to build a new fire station at Fargher Lake; for their hybrid meetings, they have been utilizing a gadget called the "OWL", which works very well for them. Homola recommended that the Town purchase one of these OWLS, as they transmit sound very effectively, especially for hybrid meetings. (The OWL runs somewhere in the \$800 price range.)

Mayor's Comments

- The Newsletter is out; another one is planned for late May, showing the remaining 2022 events
- The Easter Egg Hunt is this Saturday at the Ballfields at 10 am.
- Town CleanUp is April 23rd; litter crew volunteers should plan to meet at Town Hall about 10 am.

Approve to Pay Bills on Behalf of the Town

Motion was made to pay the bills on behalf of the Town

Motion: Beck

2nd: Homola

Aye: Dawson, Beck, Homola, Viray

Nay: 0

Absent: Boget

Motion Carried

Adjourn

10:03 pm



Mayor Katelyn Listek

Clerk Stephanie Fields

Approved by Council vote on May 9th, 2022

Yacolt Town Council Meeting April 11, 2022

Conditions for RR Ave/ Hoag St. Subdivision

A. Prior To Engineering Approval:

1. The Applicant shall submit a final plan and report that accounts for the high groundwater and flooding issues in the proposed pond location. The applicant shall apply and receive a flood hazard permit as part of the land division review process per Yacolt Municipal Code (YMC) 16.35.030.C.2.
2. The applicant shall perform a critical areas assessment of the proposed outfall for Town review and approval.
3. The final civil plans shall meet the requirements of the Town of Yacolt's Engineering Standards (YES) Chapter I Section 1.04.
4. An erosion control plan compliant with Chapter 2A of the YES shall be submitted for review and approval by the Town.
5. The applicant shall demonstrate compliance with applicable environmental standards and permitting including but not limited to Washington Department of Fish and Wildlife for work within the buffer of Yacolt Creek and a Stormwater General construction permit.
6. Plans depicting all street/roadway construction meeting Chapter 3 Streets of the Town of Yacolt's Engineering Standards shall be submitted for review and approval by the Town. Meandering sidewalks along Railroad Avenue is permissible to retain ADA compliance in zones of conflict with existing and proposed utilities.
7. The applicant shall provide engineering plans showing landscaping on the Railroad Ave frontage improvements.
8. All street names shall be provided by the Town.
9. A plan for pedestrian access meeting the requirements of YES Chapter 3 shall be submitted for review and approval by the Town.
10. All driveway design shall be in accordance with YES 3A.18. Standard residential driveways shall be required for all developments. Corner lot driveways shall be located near the property line farthest from the intersection. Additionally, the driveway for Lot No. 1 as shown on the preliminary plat shall be located near the south property line.
11. The landscaping plan and information shall satisfy all parts of YES 3A.20 Landscaping shall be submitted for review and approval by the Town.
12. All street lights shall be fiberglass and decorative. A streetlighting plan and design shall be submitted for review and approval by the Town.
13. Street width design shall be constructed to meet YES 3B except one side shall be designated no parking per Fire Marshall comments.
14. The horizontal and vertical alignments shall meet requirements of YES 3B.05 and 3B.06.

15.Curb and Grading shall meet YES 3B.11.

16.The applicant shall provide postmaster approval for mailbox design and location.

17.Stormwater Plan compliant with YES Chapter 4 Storm Drainage shall be submitted for review and approval by the Town.

18.All water system designs shall be reviewed and approved by Clark Public Utilities.

19.The applicant shall submit plans to the appropriate Clark County Fire Marshal for review and approval.

B. Prior To Construction Approval:

1.Applicant shall obtain and have in their possession all necessary permits to perform work.

2.All materials for public improvements shall be submitted for review and approval by the Town.

C. Prior To Building Permit:

1.Architectural and site design plans satisfying all parts of YMC Section 18.25 shall be submitted for review and approval by the Town.

2.Prior to Issuance of any Building Permit, submit a plot plan for inspection and approval by the Town Engineer demonstrating compliance with the Applicant's engineered stormwater plans.

D. General:

1.No fences shall be installed without a fence installation permit issued by the Town of Yacolt. Fence area, size, and location shall be in accordance with YMC 18.80.

E. Additional:

1.Prior to final plat approval, Applicant shall provide documentation acceptable to the Town for the creation of an HOA, LID, or comparable mechanism to provide for the expected costs for maintenance and operations of the Stormwater Tract A at the subdivision.

2.Applicant shall submit a two-year stormwater maintenance contract for review and approval by the Town.