



**Town of Yacolt  
Council Meeting Agenda  
Monday, May 20, 2019  
7:00 PM  
Town Hall**

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**Call to Order**

**Flag Salute**

**Roll Call**

1. Resignation of Tami Bryant Council Seat 2

**Late Changes to the Agenda**

**Minutes of Previous Meeting(s)**

- [2.](#) Approve 5-6-19 Council Meeting Minutes

**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**

3. NCLL Update

**New Business**

- [4.](#) North County Sons and Daughters of Liberty Sanctuary presentation for I-1639 resolution - discussion only.
- [5.](#) Nominate Council Member to represent Town on NCEMS board.
- [6.](#) Public Hearing 506 E Jones Short Plat Application
7. Approve 506 E Jones Short Plat
- [8.](#) Review FEMA 30 day notification of Proposed Engineering models for Yacolt Flood Risk Project for comments.

**Public Works Department Report**

**Town Clerk's Report**

**Council's Comments**

**Mayor's Comments**

**Attorney's Comments**

**Approve to Pay Bills on Behalf of the Town**

**Executive Session**

**Adjourn**

**Town of Yacolt  
Council Meeting Minutes  
Monday, May 06, 2019  
7:00 PM  
Town Hall**

**Call to Order**

Mayor Myers called meeting to order at 7:00 pm.

**Flag Salute**

**Roll Call**

PRESENT

Mayor Vince Myers

Council Member Tami Bryant

Council Member Amy Boget

Council Member Malita Moseley

Council Member Herb Noble

Council Member Rhonda Rowe-Tice

Public Works Director Bill Ross

Clerk Dawn Salisbury

Town Attorney Bill Eling

**Late Changes to the Agenda**

None

**Minutes of Previous Meeting(s)**

1. Approve 4-15-19 Council Meeting Minutes

Motion made by Council Member Bryant, Seconded by Council Member Boget.

Voting Yea: Council Member Bryant, Council Member Boget, Council Member Moseley, Council Member Noble, Council Member Rowe-Tice

2. Approve 4-22-19 Special Meeting Minutes

Motion made by Council Member Noble, Seconded by Council Member Moseley.

Voting Yea: Council Member Bryant, Council Member Boget, Council Member Moseley, Council Member Noble, Council Member Rowe-Tice

## **Citizen Communication**

None

## **Old Business**

### **3. NCLL update**

Discussion was held. Council Member Boget asked that attorney requests response to the Town's March 7th letter to be received by the 5/20/19 council meeting.

## **New Business**

### **4. Brad and Melissa Yahn with Impact Automotive requesting Yacolt Rd closure for Car Show August 3rd from 10am to 4pm.**

Richard Dietel with Backroads Food and Spirits and Brad and Melissa Yahn from Impact Automotive requested street closure of Yacolt Road August 3rd from 11am to 4pm for car show. Permission granted by council.

### **5. Approve NCEMS 10 Year Levy for November Ballot**

Motion made by Council Member Moseley, Seconded by Council Member Boget.

Voting Yea: Council Member Bryant, Council Member Boget, Council Member Moseley, Council Member Noble, Council Member Rowe-Tice

### **6. Approve Council Member Amy Boget to represent Town of Yacolt on The Clark County Community Action Advisory Board.**

Motion made by Council Member Bryant, Seconded by Council Member Moseley.

Voting Yea: Council Member Bryant, Council Member Boget, Council Member Moseley, Council Member Noble, Council Member Rowe-Tice

### **7. Nominate a Citizen or Council Member to represent the Town of Yacolt on the Clark County Arts Commission panel.**

No council members volunteered for commission. Clerk Salisbury to post on website and Facebook for possible volunteers.

### **8. Compromise and improper handling of protected information by Council Member**

Compromise and improper handling of protected information by Council Member Rowe-Tice. Discussion of Lifelock coverage, information storage, and hiring process took place.

Motion for 4 year coverage of Lifelock ultimate plus for Clerk Salisbury and 2 year standard coverage for other 9 applicants

Motion made by Council Member Boget, Seconded by Council Member Moseley.

Voting Yea: Council Member Boget, Council Member Moseley

Voting Nay: Council Member Bryant, Council Member Noble, Council Member Rowe-Tice

Motion did not carry

Motion for 3 year coverage of Lifelock ultimate plus for Clerk Salisbury and 2 year standard coverage for the other 9 applicants.

Motion made by Council Member Bryant, Seconded by Council Member Noble.

Voting Yea: Council Member Bryant, Council Member Boget, Council Member Moseley, Council Member Noble, Council Member Rowe-Tice

Motion carried

9. Violation of Public Records Release by Councilmember

Discussion about legal liability, lack of confidence from employees and/or public that confidential information will be kept safe and the official position of the Town Council concerning release of information took place.

Motion to request the resignation of Council Member Rowe-Tice due to violation of the Public Records Act including RCW's 42.56.250, 42.52.050 and 42.56.230.

Motion made by Council Member Boget, Seconded by Council Member Moseley.

Voting Yea: Council Member Bryant, Council Member Boget, Council Member Moseley

Voting Nay: Council Member Noble

Voting Abstaining: Council Member Rowe-Tice. Motion carried.

Motion to formally reprimand Council Member Rowe-Tice for her official misconduct in regards to violations of the Public Records Act including RCWs 42.56.250, 42.52.050, and 42.56.230, and include removal from any additional positions, committees, or advisory boards beyond their elected seat for the term of 1 year.

Motion made by Council Member Boget, Seconded by Council Member Moseley.

Voting Yea: Council Member Bryant, Council Member Boget, Council Member Moseley, Council Member Noble

Voting Abstaining: Council Member Rowe-Tice. Motion carried.

Council Member Rowe-Tice is removed from all committees or advisory boards for the term of 1 year.

**Public Works Department Report**

Public Works Director gave update on library painting. Was on vacation previous week.

### **Town Clerk's Report**

Town Clerk will be at BIAS training May 7th in Olympia. Emailed budget amendment proposal to council. Awaiting feedback.

### **Council's Comments**

Council Member Bryant appreciated receiving budget amendment. Working on additional signs for Bigfoot Fun Run. Need to order additional Frisbees for National Day Out.

Motion to approve purchase of additional frisbees up to \$500 for National Day Out.

Motion made by Council Member Boget, Seconded by Council Member Bryant.

Voting Yea: Council Member Bryant, Council Member Boget, Council Member Moseley, Council Member Noble, Council Member Rowe-Tice

### **Mayor's Comments**

Mayor Myers commented that it was a tough meeting. Dates discussed for wage proposal workshops to be held after July 4th. Clerk Salisbury will send email about available dates in July.

Mayor Myers had lengthy discussion with insurance carrier. Insurance carrier strongly advised that due to liability it would be best for Council Member Rowe-Tice to resign to protect the town.

### **Attorney's Comments**

Town operating functions may be hampered in near future due to potential public records requests the town may receive and the due diligence required to fulfill those requests.

### **Approve to Pay Bills on Behalf of the Town**

Motion made by Council Member Boget, Seconded by Council Member Moseley.

Voting Yea: Council Member Bryant, Council Member Boget, Council Member Moseley, Council Member Noble, Council Member Rowe-Tice

001 Current Expense	\$14,659.04
101 Streets	\$ 9,082.60
103 Cemetery	\$ 614.46
403 Storm Water	\$ 2,499.02
	\$ 26,855.12

Claims: Check #16832 - 16846	\$ 6,295.65
Payroll: EFT	\$ 20,559.47

**Executive Session**

None

**Adjourn**

Mayor Myers adjourned meeting at 8:25 pm.

\_\_\_\_\_  
Vince Myers, Mayor

\_\_\_\_\_  
Dawn Salisbury, Clerk

DRAFT

Town of Yacolt, Washington Resolution in **Support of the Right to Keep and Bear Arms**

WHEREAS, the 2nd Amendment to the United States Constitution guarantees, "...the right of the people to keep and bear Arms, shall not be infringed." and Article 6, Section 2 declares, "This Constitution, and the laws...made in pursuance thereof; shall be the Supreme Law of the Land..."; and

WHEREAS, Article I, Section 2, of the Washington State Constitution declares "The Constitution of the United States is the supreme law of the land."; and

WHEREAS, Article I, Section 24, of the Washington State Constitution further guarantees "The right of the individual citizen to bear arms in defense of himself, or the state, shall not be impaired..."; and

**WHEREAS, Article 1, Section 29, of the Washington State Constitution declares the provisions of this constitution are mandatory; and**

WHEREAS, Article I, Section 32, of the Washington State Constitution declares, "A frequent recurrence to fundamental principles is essential to the security of individual right and perpetuity of free government."; and

WHEREAS, the United States Supreme Court has declared "...a law repugnant to the Constitution is void..." (see Marbury v. Madison); and, "An unconstitutional act is not law; it confers no rights; it imposes no duties; it is in legal contemplation, as inoperative as though it had never been passed." (see Norton v. Shelby County); and

WHEREAS, the United States Supreme Court has declared, "The Second Amendment protects an individual right to possess a firearm unconnected with service in a militia, and to use that arm for traditionally lawful purposes, such as self-defense within the home." (See District of Columbia v Heller); and

**WHEREAS, a core principle of the Town of Yacolt, Washington is not to infringe on the Constitutionally guaranteed right to keep and bear arms; and furthermore, in its exercise, derive economic benefit and enjoyment in all safe forms of manufacture, commerce, recreation, hunting and shooting; and**

WHEREAS, the myriad of measures imposed by government that criminalize lawful gun ownership do, in their substance and effect, infringe upon and impair the Constitutionally guaranteed right to keep and bear arms as exercised by law abiding citizens, inhibit lawful self-defense, and do nothing to increase security in our schools and homes, nor do they address gang violence; and

WHEREAS, the City Council of the Town of Yacolt, and the City Council members of [Cities within the County] are elected to represent the Citizens within their respective jurisdictions, and are duly sworn by their Oaths of Office to support and defend the State and Federal Constitutions.

NOW, THEREFORE, BE IT RESOLVED: the citizens of Yacolt calls upon Clark County Councilors, Sheriff, and City Council members to declare, by official public statement, within their respective jurisdictions to be legally required to **adhere to and preserve** the right to keep and bear arms, as that right is an inalienable right recognized by both the Federal and the Washington State Constitutions.



THEREFORE BE IT FURTHER RESOLVED, the citizens of the town of Yacolt calls upon the Town of Yacolt City Council members within their respective jurisdictions to neither authorize nor support the enforcement of any act, order, rule, law, or regulation repugnant to the legally binding, Constitutionally guaranteed right to keep and bear arms exercised by law-abiding citizens of Yacolt, Washington, enacted after November 1st , 2018.

Resolved this [Day] day of [Month]2019, in Yacolt, Washington by the City Council of the Town of Yacolt.



## NORTH COUNTRY EMERGENCY MEDICAL SERVICE

PO BOX 189 • YACOLT, WA 98675 • (360) 686-3271

### MARK YOUR CALENDARS!

DATE: November 08, 2018  
TO: NORTH COUNTRY EMS ADMINISTRATIVE BOARD  
FROM: KIM PITTS, FINANCE & ADMINISTRATIVE MANAGER  
SUBJECT: **2019 NCEMS ADMINISTRATIVE BOARD SCHEDULE**

The North Country Emergency Medical Service Administrative Board meets the fourth Thursday of every other month at 2:00 p.m. Meetings are held at the station located at 300 W. Hoag St., Yacolt, Washington.

#### Meeting dates for 2019:

Thursday, January 24

Thursday, March 28

Thursday, May 23

Thursday, July 25

Thursday, September 26

Thursday, November 21

Note: The November meeting is on the third Thursday due to the Thanksgiving holiday.

**Town of Yacolt  
Yacolt, Washington**

**Notice of Application and of Public Hearing:  
Short Plat of 506 E. Jones Street, Parcel # 65096-000**

**HEARING DATE:** Monday, May 20, 2019

**HEARING TIME:** 7:00 p.m.

**HEARING LOCATION:** Town of Yacolt Council Chambers

202 W. Cushman

Yacolt, WA 98675

**SUBJECT:** The Town Council will hold a Public Hearing on the application of Jolma Engineering, LLC, on behalf of Fred & Verlynn Harris., for (a) a short plat of property into two (2) building lots; and, (b) a related Environmental Determination of Non-Significance, (DNS), under the State Environmental Policy Act, (SEPA).

**NOTICE IS HEREBY GIVEN** that the Town of Yacolt has received an application for a Short Plat. Pursuant to YMC 18.95, the Town of Yacolt established a comment period on said applications and scheduled a public hearing on the applications and the proposed development.

1. Case File Name/Number: Harris Short Plat.
2. Date of Application: April 11, 2019
3. Date Short-Plat Application was deemed complete: April 30, 2019.
4. Date of Notice of Complete Application: N/A.
5. Description of Proposed Project: Applicant proposes to divide approximately 0.90 acres along the north side of E. Jones Street into two (2) single-family residential building lots.
6. Project permits included with the Applications: None.
7. Further studies requested by reviewing authorities: Mapping indicators were present for wetlands. Town staff requested and received a Critical Areas Report prepared by Loowit Consulting Group, LLC indicating no wetlands or critical areas were present on the property.
8. Other permits not included in the Application: The Application does not include applications for or relating to building permits, including Clark County Health Department septic permits. The Application does not include final approval by Clark Public Utilities.
9. Existing environmental documents that evaluate the proposed project: SEPA Checklist by Applicant dated November 17, 2017; and Determination of Non-Significance by the Town of Yacolt dated April 6, 2018. Critical Areas Report prepared by Loowit Consulting Group, LLC dated March 26, 2019. Said document(s) are available for review and comment in the same manner as described herein for the Applications.
10. The public has the right to comment on the Applications through testimony or written comments. The public has the right to receive notice of and to participate in any hearings; to request a copy of the decision once made; and to any appeal rights that may apply.
11. The deadline for submitting written comments is May 20, 2019. Written comments received by the Town on or before May 20, 2019, will be considered by the Town Council.

12. A consolidated staff report, the SEPA checklist, and the SEPA DNS will be available for inspection by the public at no cost beginning May 6, 2019.
13. The deadline for submitting a SEPA appeal and/or any appeal of the final decisions on the substantive Applications is 30 days following final decision on the Applications.
14. Name and contact information for applicant / applicant's representative:  
Owner: Fred & Verlynn Harris.  
Representative: Byron Jolma, PE  
Jolma Design, LLC  
P.O. Box 1281  
Battle Ground, WA 98604  
(360) 723-0392
15. Description of site: The proposed site is roughly 0.9 acres located along the north side of E. Jones Street in Yacolt, Washington. The property address is 506 E. Jones Street. The abbreviated legal description of the site is Lot 19, Addition to Yacolt Acre Lots, According to the Plat Thereof, Recorded in Volume "B" of Plats, Page 4, Records of Clark County, Washington: Assessor's Tax Parcel # 65096-000. The property is bounded on the south by E. Jones Street. Single-family residential property abuts the site's north, west, and East property boundaries. The parcel is currently occupied by a 1-story residence that will remain. The current zoning district of the project site is R1-12.5, (Single-Family Residential).
16. Maps of the subject property and area are provided below.
17. Information about the applications may be examined by the public from May 6, 2019, through May 20, 2019, at Yacolt Town Hall, 202 W. Cushman, Yacolt, Washington, on business days between the hours of 8:00 a.m. and 5:00 p.m. (Note: Closed between 12:00 and 1:00)
18. The authority for this review is described in YMC 18.25 (Single-Family Residential Districts); YMC 18.95 (Public Hearing Procedures and Notice of Hearings); YMC 13.10 (Stormwater Management and Facility Maintenance); YMC 13.25 (Public Works Construction Standards); YMC 16.05-16.10 (SEPA); and the Town of Yacolt Comprehensive Growth Management Plan 2003-2023 (as updated). The Application appears to comply with YMC 16.20-16.45, (Critical Areas). The public hearing will be conducted in accordance with rules of procedure adopted by the Yacolt Town Council. The final decision on the Applications will be made by the Yacolt Town Council.

For further information, please contact Katie Younce, Assistant Clerk, at 360-686-3922.

**THE PUBLIC IS INVITED** to attend this public hearing. Dated this 20<sup>th</sup> day of May, 2019.

Dawn Salisbury  
Town Clerk



# Town of Yacolt

202 W. Cushman Street, Yacolt, WA 98675  
(360) 686-3922

## Staff Report and Recommendation to the Town Council

<b>Project Name:</b>	<b>Harris Short Plat and SEPA Review</b>
<b>Report Date:</b>	May 1, 2019
<b>Hearing Date:</b>	May 20, 2019
<b>Proposal:</b>	The applicant is seeking preliminary short plat approval to short plat 1 acre into a two (2)-lot single-family short plat.
<b>Location:</b>	506 E. Jones Street, Yacolt, WA 98675 Assessor's Tax Parcel #65096000
<b>Applicant/Owner:</b>	Fred & Verlynn Harris 506 E Jones Street Yacolt, WA 98675
<b>Applicant's Rep:</b>	Byron Jolma, PE Jolma Design, LLC P.O. Box 1281 Battle Ground, WA 98604 (360) 723-0392
<b>Staff:</b>	Bill Ross, Public Works Dawn Salisbury, Town Clerk Katie Younce, Assistant Clerk Bill Eling, Town Attorney ( <i>Consultant</i> ) Devin Jackson, Town Engineer ( <i>Consultant</i> )
<b>SEPA:</b>	Recommending a Final Determination of Non-Significance (DNS)
<b>Recommendation:</b>	<b>Preliminary Approval</b> subject to conditions listed at the conclusion of this report.

**TABLE OF CONTENTS**

- I. BACKGROUND**
  - A. General Site Information
  - B. Land Use Processing
- II. APPLICABLE REGULATIONS/ANALYSIS**
  - A. Yacolt Municipal Code
    - 1. Title 13 Public Services
    - 2. Title 15 Building and Construction
    - 3. Title 16 Environment
    - 4. Title 17 Subdivisions
    - 5. Title 18 Zoning
  - B. Service Development Charges, Impact Fees, Credits
  - C. Agency / Public Comments
- III. RECOMMENDATION**
- IV. EXHIBITS**
- V. APPEAL**

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**I. BACKGROUND**

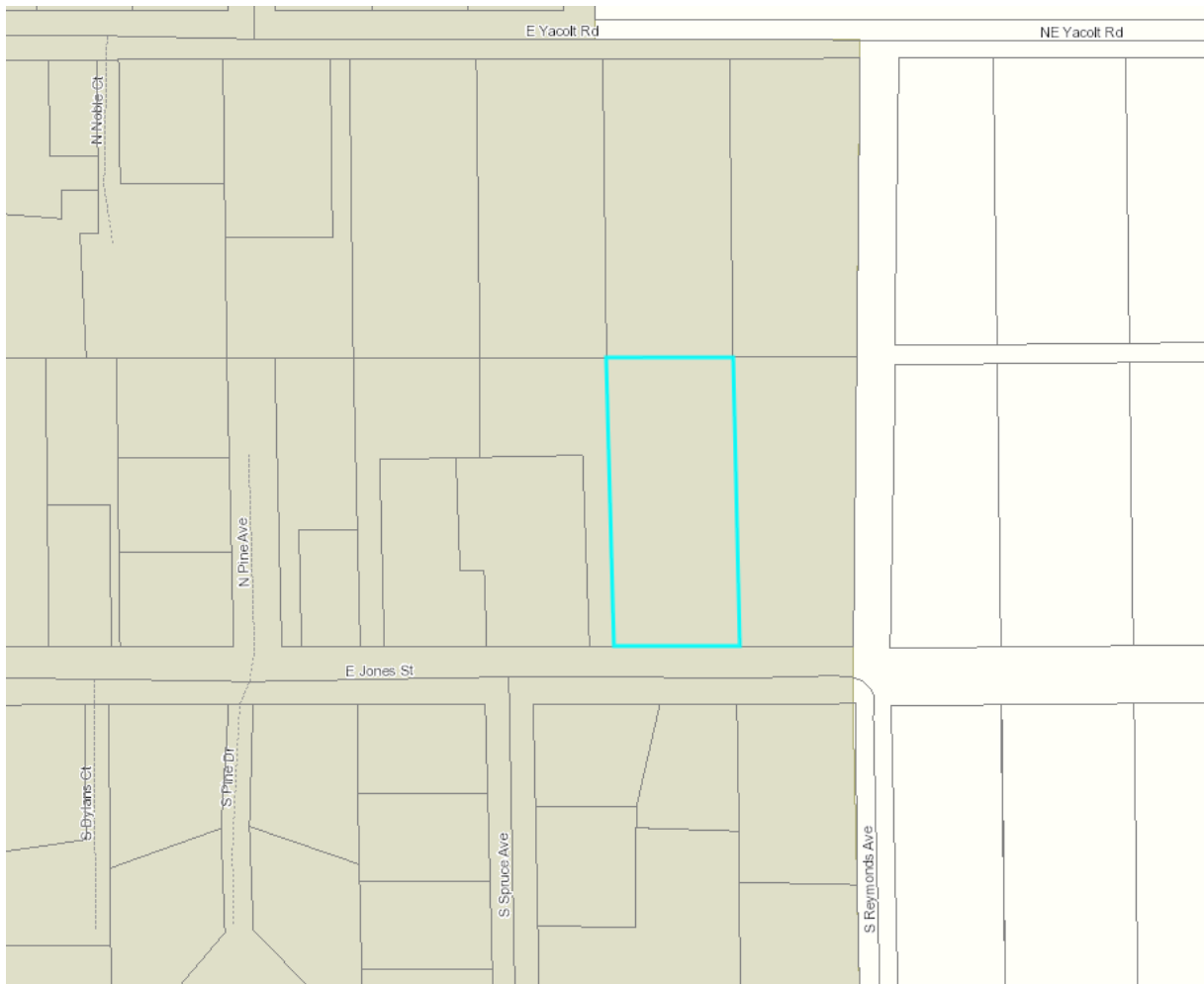
**A. General Site Information**

<b>Size of Site:</b>	0.9 acres
<b>Existing Vegetation:</b>	Landscaping
<b>Existing Structures:</b>	Single family residence – the applicant notes, the existing house shall remain on one of the newly subdivided parcels.
<b>Adjacent Land Uses:</b>	Surrounded by residential land uses.
<b>Adjacent Zoning:</b>	R1-12.5
<b>Topography:</b>	The site is flat to gently sloping
<b>Wetlands:</b>	Mapping indicators
<b>Flood Plain:</b>	Mapping indicators
<b>Access Roads:</b>	E Jones Street

**B. Land Use Processing**

Date Application Submitted:	April 11, 2019
Application Technically Complete:	April 30, 2019
Notice of Application:	May 6, 2019
Site Posted:	May 6, 2019
Reflector Publication:	May 8, 2019
Staff Report Issuance:	May 6, 2019
Public Hearing	May 20, 2019

**Figure 1. Location**



## **II. APPLICABLE REGULATIONS/ANALYSIS**

### **A. Yacolt Municipal Code (YMC); Town of Yacolt Engineering Standards**

1.	Title 13 Public Services
<b>13.05 Water Main Installation</b>	<b>Compliance: Conditionally</b>
<p><b>Finding:</b> Potable water will be required for this project. Clark Public Utilities is the public water purveyor for properties within the town limits.</p> <p>Currently, an 8-inch water line in E Jones runs east/west. The applicant shall make a connection at this location.</p> <p>Easements shall be provided for all water mains not constructed in town right-of-way.</p> <p>The applicant has not shown the size of the water meters on the preliminary utility plan. All water meters including their sizes shall be shown on the final engineering plans.</p> <p>It should be noted that final engineering plans pertaining to water service for the proposed project shall</p>	

be submitted for staff and Clark Public Utilities review and approval prior to building permit issuance. Final engineering plans shall be prepared and stamped by a professional engineer registered in the State of Washington.

#### **13.10 Stormwater Management and Facility Maintenance**

**Compliance:** Conditionally

**Finding:** YMC 13.10.010 adopts the Town of Yacolt Stormwater Management Plan. The plan specifies the Puget Sound Manual as the governing manual.

It is anticipated that the development shall create greater than 2,000 square feet of new impervious surface, therefore all minimum requirements apply.

The final plat shall include a note specifying the stormwater facilities are to be privately owned and maintained.

It should be noted that final engineering plans for stormwater control and drainage shall be submitted for staff review and approval prior to building permit issuance. Final engineering plans shall be prepared and stamped by a professional engineer registered in the State of Washington.

#### **13.15 On-site Sewage Disposal Systems**

**Compliance:** Conditionally

**Finding:** The proposed development will require the construction of on-site sewage disposal systems.

The systems are subject to State and Clark County Health Department requirements.

It should be noted that final engineering plans pertaining to the on-site sewage disposal systems for the proposed project shall be submitted for staff and Clark County Health Department review and approval prior to building permit issuance. Final engineering plans shall be prepared and stamped by a professional engineer registered in the State of Washington.

#### **13.20 Fire Hydrants**

**Compliance:** Yes

**Finding:** Fire hydrants serving one- or two-family dwellings shall have a maximum lateral spacing of seven hundred feet (measured along fire apparatus access roads) with no lot or parcel in excess of five hundred feet from a fire hydrant.

There are existing hydrants on the south side of E Jones Street. Applicant shall verify spacing and demonstrate compliance on the final engineering plans.

#### **13.25 Public Works Construction Standards**

**Compliance:** Conditionally

**Finding:** The project shall meet the Town of Yacolt's Engineering Standards for Public Works Construction.

Chapter 1.00 Requirements for Public Improvements

A) All public improvements shall meet Americans with Disabilities Act (ADA) requirements. *No pedestrian improvements are proposed with this application.*

2A.04 Erosion Control – *Applicant shall provide an erosion control plan as part of the final engineering drawings.*

3A.07 Street Frontage Improvements – All residential subdivisions, commercial developments, and



short plats shall install street frontage improvements. *E Jones Street as it fronts the proposed short plat does not meet town standards. The applicant shall increase the paved width, construct curb and gutter, construct concrete driveway drop, and provide stormwater improvements meeting "Residential Collector" standards. The Town has opted historically to forgo sidewalks on the North side of Jones, therefore sidewalks are not proposed to be required with this proposal.*

3A.12 Curb and Gutter – Curb and gutter shall be utilized for street edges whenever possible and shall always be used under the following conditions:

- 1) All streets – residential, commercial, or arterial

*The applicant shall provide additional width along E Jones Street and curb and gutter as it fronts the parcel. The applicant shall demonstrate how stormwater shall be conveyed and treated as part of the final engineering plans.*

3A.13 Survey Monuments – Survey monuments shall be located in all subdivisions and short plats.

3A.14 Concrete Sidewalks – *Excluded.*

3A.18 Driveways – *The applicant proposes to create a new driveway drop. Curb and gutter shall be required with an asphalt pave back to the right-of way line.*

3A.22 Street Illumination – Street lighting is required as a part of all Plats and Short Plats. *The applicant has not provided a lighting plan. A plan compliant with 3B.17 shall be provided as part of the final engineering plans.*

3A.29 Trench Backfill and Restoration – *Applicant shall be required to provide a trench backfill/roadway restoration plan and details as part of the final engineering drawings.*

It should be noted that final engineering plans pertaining to public works construction standards for the proposed project shall be submitted for staff review and approval prior to building permit issuance. Final engineering plans shall be prepared and stamped by a professional engineer registered in the State of Washington.

<b>2.</b>	<b>Title 15 Building and Construction</b>	
<b>15.05 Code for the Abatement of Dangerous Buildings</b>		<b>Compliance:</b> Conditionally
<b>Finding:</b> The Town of Yacolt adopts the "Uniform Code for the Abatement of Dangerous Buildings, 1976 Edition."		
All permits must be secured prior to any construction and all applicable impact and permit fees shall be paid prior to the issuance of the permits.		
<b>15.10 Energy Code</b>		<b>Compliance:</b> Conditionally
<b>Finding:</b> The Town of Yacolt adopts the "Northwest Energy Code 1987 Edition."		
All permits must be secured prior to any construction and all applicable impact and permit fees shall be paid prior to the issuance of the permits.		
<b>15.15 Flood Damage Prevention</b>		<b>Compliance:</b> Conditionally
<b>Finding:</b> The Town of Yacolt has adopted a 100-year Flood Plain Map. The proposed development falls inside of identified flood plains.		

Applicant shall ensure via topographic survey and grading that construction takes place outside of the 100-year base flood elevation. Elevations shall be shown on the final engineering plans and verified during construction. If construction is to take place inside of the floodplain a permit shall be required.

<b>3.</b>	<b>Title 16 Environment</b>	<b>Compliance: Yes</b>
<p>Division 1: State Environmental Policy Act (SEPA) – The Town of Yacolt has issued a Determination of Non-Significance (DNS) based on the applicant provided SEPA checklist. The determination and checklist have been provided to agencies and the public for an opportunity to comment.</p> <p>Division 2 – The proposed development is inside a Category 1 Critical Aquifer Recharge Area (CARA).</p> <p>16.25 - Class V injection wells are prohibited inside category 1 CARAs.</p> <p>The application appears to prove feasibility of stormwater improvements.</p>		

<b>4.</b>	<b>Title 17 Subdivisions</b>	
<b>17.05 Short Subdivisions</b>		<b>Compliance: Yes</b>
<b>Finding:</b> The development proposes two (2) lots. The development is a Short Subdivision by definition.		

5.	Title 18 Zoning						
18.25 Single-Family Residential Districts					Compliance: Conditionally		
Table 4A							
				SETBACK			
Classification	Minimum Lot Area (sq. ft.)	Average Lot Width (feet)	Average Lot Depth (feet)	Front Yard (feet)	Side Yard (feet)	Opposite Side Yard (feet)	Rear Yard (feet)
R1-10	10,000	60	90	25	5	5	25
R1-12.5	12,500*	80	90	25	5	5	25

The minimum street side yard shall be 15 feet.

\* The minimum lot size will be established using Method 2, in the building lot size of 12,500, provided there are no soil concerns that would result in the change of the minimum building lot size.

**Finding:** Dimensional requirements within the residential districts shall be in accordance with the R1-12.5 Zoning District metrics described in Table 4A above. The maximum coverage by building and structures shall not exceed 50 percent.

Single Family Residences are a permitted use in the R1-12.5 zone.

A preliminary plat demonstrating compliance shall be submitted as part of the final engineering drawings.

18.70 Parking, Access, and Circulation	Compliance: Conditionally
Finding: 2 off street parking spaces are required to be provided per dwelling unit.	
18.75 Landscaping and Screening	Compliance: Yes
Finding: The proposed development is residential in zoning and abuts residential zones, therefore no landscape screening is required as part of the development.	

<b>B.</b>	<b>Service Development Charges, Impact Fees, Credits</b>
Fees will be calculated at the time of building permit issuance based on the adopted Fee Schedule at that time. This project doesn't address any creditable capital infrastructure therefore no credits are available for this project.	

<b>C.</b>	<b>Public/ Agency Comments</b>
1. None to date.	

### III. RECOMMENDATION

Staff recommends Preliminary Short Plat approval and Final SEPA Review approval. Based upon the findings and conclusions herein, the criteria for approval have been satisfactorily met, or shall be met with the conditions of approval, and no significant adverse impacts have been identified.

### CONDITIONS OF APPROVAL

#### A. Prior To Engineering Approval:

1. Submit final engineering plans, for review and approval by staff, pertaining to transportation, sewer, water, grading, erosion control, stormwater, driveways, street lighting, and landscaping prepared and stamped by a registered engineer in the state of

Washington. The following statement shall appear on the cover sheet of all plans at a location immediately above or below the developer engineer's professional stamp. **"I hereby certify that these plans, and related design, were prepared in strict conformance with the Town of Yacolt's Engineering Standards."**

2. Submit final engineering plans:
  - a. Showing street names as listed in the body of the final order.
  - b. Showing adequate half-street improvements for E Jones Street, a Neighborhood Collector, including curb/gutter and asphalt.
  - c. Showing sight distance triangles.
  - d. Containing a street lighting plan detailing a LED decorative cobra type unit for E Jones Street as needed to meet the Yacolt Engineering standards section 3B.17. Applicant may provide proof through a photometrics plan to show that existing lighting meets standards.
  - e. Showing each residential lot having its own individual water service along with trenching and roadway restoration. Applicant shall provide the Town with proof of Clark Public Utilities approval of the plans.
  - f. Showing septic locations and dimensions to meet state and Clark County Health Department Standards. Applicant shall provide the Town with proof of Clark County Health Department approval of the plans.
  - g. Showing fire hydrants meeting spacing requirements.
  - h. Showing stormwater facilities that meet the requirements of the Town of Yacolt Stormwater Plan.
  - i. Showing grading and erosion control in conformance with applicable Town standards and standard construction details.
  - j. Showing building elevations to ensure construction above the 100-year base flood elevation.
3. A photometric plan shall be done for all access points, intersections, frontage roads out to centerline, and any existing lights to ensure that proposed lights meet the standards of Yacolt Engineering Standards section 3B.17.
4. Submit a stormwater report that addresses all requirements of the Town of Yacolt Stormwater Plan.
5. Submit a SWPPP that meets the requirements of the Town of Yacolt Stormwater Plan.

**B. Prior To Construction of The Site:**

1. Receive signed and approved engineering plans from the Town of Yacolt.
2. Receive an approved ROW permit from the Town of Yacolt
3. Submit a surety bond meeting the requirements of Engineering Standards section 1.10 Securities.
4. Submit a Certificate of Liability Insurance.
5. Erect and conduct erosion control measures consistent with the approved Erosion Control Plan and Town of Yacolt erosion control standards.
6. Submit evidence that an individual on-site has successfully completed formal training in erosion and sediment control by a recognized organization acceptable to the Town.
7. Conduct a pre-construction conference with Town staff. Contact Town Hall to schedule an appointment.
8. If any cultural resources are discovered in the course of undertaking the development activity, the State Office of Historic Preservation and Archaeology and the Town of Yacolt must be notified.

**C. Prior To Creation of Impervious Surface:**

1. Except roofs, the stormwater treatment and control facilities shall be installed in accordance with the approved final engineered plans and in accordance with the Town of Yacolt Stormwater Plan.

**D. Prior To Engineering Acceptance:**

1. Construct all public improvements, if applicable, and go on a walkthrough with Town of Yacolt Staff and Engineer and correct any deficiencies as determined by staff and Engineer.
2. Provide field verification of elevations demonstrating construction is above the 100-year base flood elevation.
3. A letter shall be provided by the applicant showing that fire flow requirements can be met.
4. Submit complete sets of as-built drawings for all required public improvements for streets and roads, stormwater drainage and control, sanitary sewer and water services, as applicable prior to the issuance of the occupancy permit for review and approval by the Town Engineer. Upon acceptance by the Engineer, submit prior to the issuance of the occupancy permit, one (1) Mylar set, one (1) full size paper set, two (2) 11x17 paper sets

of As-Built record drawings and one thumb drive version of the as-built drawings in AutoCAD, and PDF formats.

**E. Prior To Final Plat Approval:**

1. Construct all required public improvements and gain engineering acceptance or provide appropriate bonding.
2. Submit a final plat:
  - a. That shows easements for public utilities not located in the right-of-way.
  - b. That shows 5' public utility easement along all frontage lines.
  - c. With the following note: "No fences are allowed in the sight distance triangle."
  - d. With the following note: "All utilities are to be located outside of the sidewalk section and to be underground where possible."
  - e. With a note describing the maintenance responsibilities of each lot owner.
  - f. With a note specifying the parties responsible for long-term maintenance of stormwater facilities.
  - g. With a note stating: "All new structures shall conform to the setbacks and building heights of the R1-12.5 zoning district."
  - h. That shows where any control monuments have been placed.
  - i. That shows the dedication of any public roads.
3. Submit a two-year stormwater maintenance contract for review and/or approval.

**IV. EXHIBITS**

Because of the size of the exhibits, they are not included with this report, but listed below. The documents are available for review at the Yacolt Town Hall, 202 W Cushman St, Yacolt, WA 98675.

Jones Street Short Plat	
EXHIBIT #	DESCRIPTION
A	Staff Report and Recommendation dated May 1 <sup>st</sup> , 2019
1	SEPA Determination and Checklist
2	Applicant's Narrative
3	Notice of Application dated May 6 <sup>th</sup> , 2019
8	Preliminary Hydrology Report (TIR) dated December 2017

**V. APPEAL**

The Decision of the Town Council is appealable to the Washington Superior Court per RCW 36.70C.

**STATE ENVIRONMENTAL POLICY ACT (SEPA)  
DETERMINATION OF NON-SIGNIFICANCE**

**CASE NO:**                **HARRIS SHORT PLAT**

**APPLICANT:**            **FRED & VERLYNN HARRIS**

---

**Location:**                **506 E Jones Street, Yacolt, WA 98675**

**Parcels:**                 **65096-000**

**Legal Description:**      **Lot 19 of Yacolt Acres Addition  
NE ¼ of Section 2  
T4N, R3E, W.M.  
0.90 ACRES**

**SEPA Determination:**    **Determination of Non-significance (DNS)**

**Comment Deadline:**    **May 20, 2019** (comments should be delivered to the town hall office at 202 W. Cushman, Yacolt, WA, 98675)

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], the Town of Yacolt must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be addressed through conditions of approval), or;
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the Town Code).

**Determination:**

**Determination of Non-Significance (DNS).** The Town of Yacolt, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030 (2) (e). This decision was made after review of a completed environmental checklist and land use application documents as they apply to the Town's Municipal Code and adopted standards.



**Date of Publication and Comment Period:**

Publication date of this DNS is **May 6, 2019**, and is issued under WAC 197-11-960. The lead agency will not act on this proposal until the close of the 14-day comment period, which ends on **May 20, 2019**.

**SEPA Appeal Process:**

A final decision on this proposal will not be made until after the comment period described above. An **appeal** of any aspect of this decision, including the SEPA determination and any required mitigation, must be filed with the Town of Yacolt within fourteen (14) calendar days from the date the notice of that final decision is mailed to parties of record. The appeal must be in writing and should contain the following information:

1. The case number designated by the Town and the name of the applicant.
2. The name and signature of each person or group (petitioners) and a Statement showing that each petitioner is entitled to file an appeal as described in ESHB 1724 Section 415. If multiple parties file a single petition for review, the petition shall designate one party as the contact representative with the Town Clerk/Treasurer. All contact with the group regarding the petition, including notice, shall be with this contact person.
3. A brief statement describing why the SEPA determination is in error.
4. Mail or deliver appeals to the following address:

Appeal to the Town Council  
Town of Yacolt  
202 W. Cushman St.  
Yacolt, WA 98675

**Staff Contact Person:** Dawn Salisbury (360) 686-3922

**Responsible Official:** Mayor Vince Myers  
Town of Yacolt  
202 W. Cushman St.  
Yacolt, WA 98675

# **SEPA ENVIRONMENTAL CHECKLIST**

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:*** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## **A. Background** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)  
Harris Short Plat
2. Name of applicant: [\[help\]](#)  
Fred & Verlynn Harris (Owner)  
Jolma Design, LLC (Civil Engineer-of-Record)

3. Address and phone number of applicant and contact person: [\[help\]](#)

Fred & Verlynn Harris  
506 E Jones Street  
Yacolt, WA 98675

Byron Jolma, PE (Jolma Design, LLC)  
PO Box 1281  
Battle Ground, WA 98604  
(360) 723-0392

4. Date checklist prepared: [\[help\]](#)

December 31, 2018

5. Agency requesting checklist: [\[help\]](#)

Town of Yacolt

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Construction is scheduled to begin Spring 2019, and completed by Summer 2019.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

None known.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.

[\[help\]](#)

The Town of Yacolt land use approvals required for this proposal are as follows:

- Preliminary Subdivision
- Final Subdivision
- SEPA Checklist
- Clark County Health Department onsite sewage treatment system approvals

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The Harris Short Plat project will divide approximately 0.90 acres into 2 lots meeting the requirements of the Town of Yacolt (Town) R1-12.5 zoning provisions. One new driveway from E Jones Street will be used to access the new lot.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you

are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The property is currently address as 506 E Jones Street, Yacolt, Washington. The parcel number is 65096000, and the legal description is the NE ¼ of Section 02, Township 4N, Range 3E, Willamette Meridian. The property is bounded on the south by East Jones Street; single-family residential properties abut all other boundaries.

## **B. ENVIRONMENTAL ELEMENTS** [\[help\]](#)

### **1. Earth** [\[help\]](#)

#### **a. General description of the site:** [\[help\]](#)

(circle one) Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

#### **b. What is the steepest slope on the site (approximate percent slope)?** [\[help\]](#)

Entire property has <5 percent slopes.

#### **c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.** [\[help\]](#)

Site soils are expected to consist primarily of Yacolt loam, 0 to 3 percent slopes (YaA). To the extent practicable, the project earthwork quantities will balance to minimize soil import/export.

#### **d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** [\[help\]](#)

None known.

#### **e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.** [\[help\]](#)

Earthwork activities will be required to facilitate stormwater drainage, install utilities, and to create suitable building pads. Onsite earthwork quantities will approximately balance. Approximately <50 cy of materials will be imported for use as road base and utility trench backfill. Approximately 3,000 sqft of onsite area will be subject to grading activities.

#### **f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

[\[help\]](#)

Erosion is unlikely to occur during construction. Potential impacts will be mitigated using appropriate erosion control measures.

#### **g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** [\[help\]](#)

Approximately 25 percent.

#### **h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:** [\[help\]](#)

Silt fence, retaining native vegetation where practicable, good site design, and mulching and seeding.

### **2. Air** [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Construction activity may generate dust and construction machinery will increase emissions. The completed project may result in increased emissions caused by additional automobile trips associated with population growth generated by the availability of new housing.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Dust control measures (e.g., water application) will be implemented during construction.

### 3. **Water** [\[help\]](#)

#### a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

An unnamed stream traverses the northwest portion of the property, and flows from northeast to southwest.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

A single-family residence and appurtenant driveway, onsite septic, utility, and stormwater improvements will be constructed as part of this project. See attached preliminary development plan.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

Yes; however, no structures will be constructed within the 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No.

#### b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities

withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)  
No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)  
There is no public sewer system available to serve the site; therefore, onsite treatment systems will be used to manage residential domestic sewage. The new single-family residence will have an individual system, sized by a licensed septic system designer to accommodate the number of bedrooms proposed.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)  
Stormwater runoff will be generated from new impervious roof and driveway areas; and pervious landscape areas. Runoff from roof areas will be dispersed through vegetation via splashblocks and/or dispersion trench(es). Landscape areas will sheet flow toward the existing stream. Runoff from driveway areas will be treated using a vegetated filter strip or compost-amended vegetated filter strips prior to discharge into the unnamed stream.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)  
No.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)  
No.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)  
Not applicable.

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

- ☐ deciduous tree: alder, maple, aspen, other  
☒ evergreen tree: fir, cedar, pine, other  
☐ shrubs  
☒ grass  
☐ pasture  
☐ crop or grain  
☐ Orchards, vineyards or other permanent crops.  
☐ Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
☐ Other water plants: water lily, eelgrass, milfoil, other

☐ Other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [help]

Existing trees will only be removed if necessary to construct new buildings. After excavation, grass will be replanted as lawns around the new house.

c. List threatened and endangered species known to be on or near the site. [help]

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]

The site will be landscaped in accordance with Town of Yacolt standard requirements. To the extent possible, native plants will be used.

e. List all noxious weeds and invasive species known to be on or near the site. [help]

None known.

5. **Animals** [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

b. List any threatened and endangered species known to be on or near the site. [help]

None known.

c. Is the site part of a migration route? If so, explain.

The site is part of the Pacific Flyway, a major flyway for migratory birds that extends from Alaska to Patagonia.

d. Proposed measures to preserve or enhance wildlife, if any: [help]

None proposed.

e. List any invasive animal species known to be on or near the site. [help]

None known.

6. **Energy and Natural Resources** [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]

Electric power will be used for residential purposes (e.g., lighting, heating, appliances).

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [help]

No.

- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any: [help]  
The residential houses will be constructed to meet or exceed building code requirements.

**7. Environmental Health** [help]

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?  
If so, describe. [help]

No.

- 1) Describe any known or possible contamination at the site from present or past uses.

[help]

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help]

None known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [help]

Fuel will be used in equipment during construction. Fuel will be used for vehicles and used and stored (in small quantities) for small equipment (e.g., lawnmowers) after construction.

- 4) Describe special emergency services that might be required. [help]

None known.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [help]

None proposed.

**b. Noise** [help]

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]

Primary sources of noise include traffic along East Jones Street, and activities associated with the neighborhood areas abutting the property.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help]

Construction activities will generate noise during the hours dictated by Town of Yacolt code. Long-term noise includes local vehicular traffic and that associated with typical residential development (e.g., lawnmowers).

- 3) Proposed measures to reduce or control noise impacts, if any: [help]

None proposed.

**8. Land and Shoreline Use** [help]



- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)  
The site is currently occupied and surrounded by single family residential properties. The proposal will not affect current adjacent land uses.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)  
No.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)  
No.
- c. Describe any structures on the site. [\[help\]](#)  
A single-family residence with attached garage currently exists.
- d. Will any structures be demolished? If so, what? [\[help\]](#)  
No.
- e. What is the current zoning classification of the site? [\[help\]](#)  
Single-Family Residential (R1-12.5)
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)  
Urban Low Density Residential (UL)
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)  
None.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)  
The area has been classified by Clark County as a Category 1 Critical Aquifer Recharge Area.
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)  
Approximately 3 people (children and adults) will live in the completed project.
- j. Approximately how many people would the completed project displace? [\[help\]](#)  
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)  
Not applicable.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)  
The proposal will comply with applicable Town of Yacolt R1-12.5 development standards, and provisional requirements under the conditional use permit.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [help]  
None proposed.

**9. Housing** [help]

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]  
One single-family, middle-income housing unit will be provided.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]  
None.
- c. Proposed measures to reduce or control housing impacts, if any: [help]  
Not applicable.

**10. Aesthetics** [help]

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]  
The tallest building height will be approximately 30 feet. Principal exterior building materials will consist of typical commercially available residential siding (e.g., fiber cement).
- b. What views in the immediate vicinity would be altered or obstructed? [help]  
None.
- b. Proposed measures to reduce or control aesthetic impacts, if any: [help]  
Not applicable.

**11. Light and Glare** [help]

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]  
Typical lighting associated with residential homes will also be produced. Street lighting will be on during hours of low visibility; residential lighting will be produced primarily during daylight hours occurring between approximately 6 a.m. and 10 p.m.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]  
No.
- c. What existing off-site sources of light or glare may affect your proposal? [help]  
None known.
- d. Proposed measures to reduce or control light and glare impacts, if any: [help]  
None proposed.

**12. Recreation** [help]

- a. What designated and informal recreational opportunities are in the immediate vicinity? [help]  
Yacolt Town Park on West Jones Street is approximately five blocks to the west.
- b. Would the proposed project displace any existing recreational uses? If so, describe. [help]  
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]  
None proposed.

### 13. Historic and cultural preservation [help]

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [help]  
None known.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]  
None known.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]  
The Clark County GIS database archaeological predictive model categorizes the southern portion of the site as having "High" potential for archaeological significance; and "Moderate-High" potential for archaeological significance within the rest of the property.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help]  
In the event that artifacts or other items of historic significance are discovered during construction, work will cease and a professional archaeologist will be contacted. The project will comply with local and Washington State Department of Archaeology and Historic Preservation requirements.

### 14. Transportation [help]

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]  
The site is currently accessed via East Jones Street.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]  
Yes; the nearest C-Tran bus stop is approximately ¼ mile away, at the intersection of Railroad Ave. and Yacolt Rd.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

No designated parkings spaces are proposed, nor will any existing spaces be eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

Curb and gutter will be installed along the north frontage of E Jones Street.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Based on trip generation rates from the ITE Trip Generation Report, 9th Edition, approximately 10 weekday daily trips will be generated. Peak volumes are expected to occur during weekdays between 1700 and 1800 hours. Less than 1 percent of the volume is expected to be truck traffic.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None proposed.

**15. Public Services** [help]


- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]  
The population growth expected due to the availability of new housing will result in an increased need for public services, including police, fire, ambulance, and educational services.
- b. Proposed measures to reduce or control direct impacts on public services, if any. [help]  
Impacts will be offset through increased tax revenues, impact fees, and developer-funded improvements to public infrastructure.

**16. Utilities** [help]

- a. Circle utilities currently available at the site: [help]  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]  
Proposed utilities and associated providers are as follows:  
Natural Gas: Northwest Natural—Will likely require connection to existing gas main closest to the site.  
Water: Clark Public Utilities Department—Will require connection to existing water main closest to the site.  
Telephone: Unknown  
Septic System: Private systems

**C. Signature** [help]

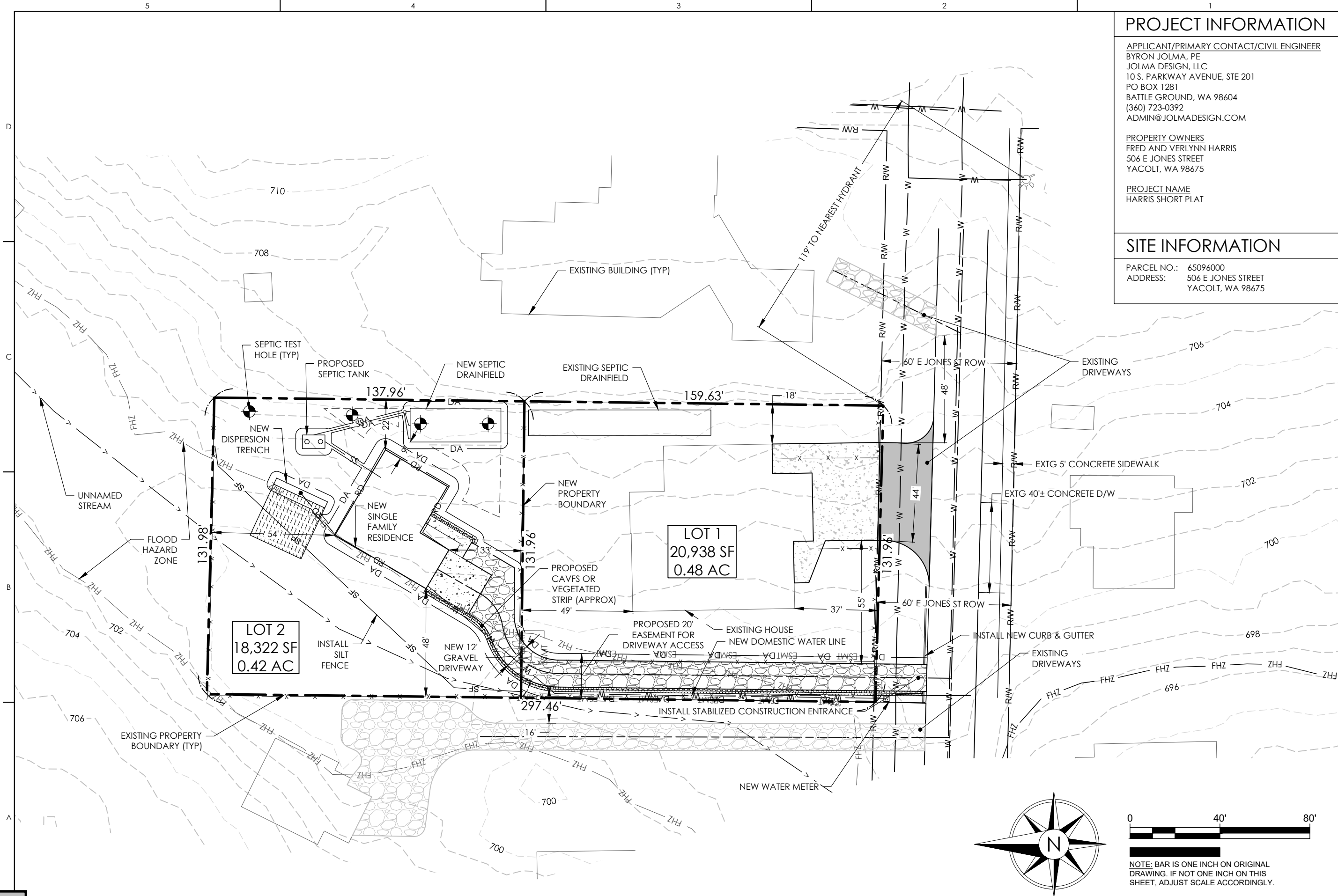
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee: Byron Jolma, PE

Position and Agency/Organization: Principal Engineer, Jolma Design, LLC

Date Submitted: 12/31/2018



PROJECT INFORMATION

APPLICANT/PRIMARY CONTACT/CIVIL ENGINEER  
BYRON JOLMA, PE  
JOLMA DESIGN, LLC  
10 S. PARKWAY AVENUE, STE 201  
PO BOX 1281  
BATTLE GROUND, WA 98604  
(360) 723-0392  
ADMIN@JOLMADESIGN.COM

PROPERTY OWNERS  
FRED AND VERLYNN HARRIS  
506 E JONES STREET  
YACOLT, WA 98675

PROJECT NAME  
HARRIS SHORT PLAT

SITE INFORMATION

PARCEL NO.: 65096000  
ADDRESS: 506 E JONES STREET  
YACOLT, WA 98675



PROJECT NAME:  
HARRIS SHORT PLAT  
CLIENT:  
FRED AND VERLYNN HARRIS  
PROJECT LOCATION:  
YACOLT, WA

MARK	DATE	DESCRIPTION
A	12/31/2018	issued for review.

PROJECT: 18057  
DESIGNED: BJJ  
DRAWN: BJJ  
CHECKED: BJJ  
SCALE  
SCALE AS NOTED  
SHEET TITLE  
PRELIMINARY  
DEVELOPMENT  
PLAN  
SHEET  
C-101



**FEMA**

May 9, 2019

The Honorable Vince Myers  
Mayor, Town of Yacolt  
202 West Cushman Street  
Post Office Box 160  
Yacolt, WA 98675

Re: 30-Day Notification for Proposed Engineering Models

Dear Mayor Myers:

This letter serves as a notice of the engineering data models being used for the Federal Emergency Management Agency's (FEMA) ongoing flood risk project in the Town of Yacolt, Clark County, Washington. As discussed in January 2019 during a community engagement WebEx meeting to finalize the scope of work, FEMA's goal is to offer useful, credible data, and a fair process to help you make informed decisions to continue building a safer and stronger community.

These engineering data models will form the basis for the proposed Special Flood Hazard Areas (SFHAs) that will be presented on the Flood Insurance Rate Map (FIRM) for your community. An SFHA is an area that is subject to inundation by the 1-percent-annual-chance flood (also called the base flood). Over time, water flow and drainage patterns in your area may have changed dramatically due to surface erosion, land use, and natural forces. The models are based on the latest topographic data available (reflects all physical changes to the floodplain since the previous study) for the areas being revised. Given these factors, the likelihood of flooding in certain areas may have increased or decreased over time, changing the SFHA designations.

Draft flood hazard information for the Town of Yacolt, Clark County, Washington (developed by FEMA's mapping partner, STARR II) will be based on the engineering models shown on the attached Engineering Models Summary Table, which lists the flooding sources to be studied, along with details regarding the selected models and the rationale for their use. The engineering models were selected based on a variety of factors including, but not limited to, the type of study performed (e.g., base or enhanced, shallow flooding, coastal, alluvial fan, etc.), the size of the drainage area affecting the flooding source, and the type of terrain present (e.g., flat, hilly, mountainous, etc.).

If there are any concerns with the proposed engineering methods, your community should notify the FEMA Project Officer, listed below, within 30 days of the receipt of this notification. Your community will have additional opportunities to comment on and provide feedback about the models and other draft flood hazard information throughout the project. If there are uncertainties about the mapping data that have been collected and analyzed, a formal appeals process and period will be available to help resolve any remaining questions before the flood hazard information becomes effective.

The Honorable Vince Myers

May 9, 2019

Page 2

FEMA wants to ensure that the most up-to-date and accurate technical data are used to develop the flood risk products. FEMA relies on your feedback, partnership and knowledge during this important project to determine the extent of flood risk in your community, and in support of your efforts to reduce those risks. We look forward to working with community officials and other stakeholders in the Town of Yacolt, Clark County, Washington to increase flood risk awareness and reduce the risk to life and property from flooding. Your initial feedback will not affect your community's ability to provide feedback later, or to formally appeal the flood hazard information during a future appeal period.

To provide your comments or get answers to any other questions about this project, please contact the FEMA Project Officer, Dwight (Ted) Perkins, either by telephone at (425) 487-4684 or by e-mail at [Dwight.Perkins@fema.dhs.gov](mailto:Dwight.Perkins@fema.dhs.gov).

Sincerely,



Tamra Biasco  
Chief, Risk Analysis Branch  
Mitigation Division  
FEMA Region 10

Enclosures:

Proposed Engineering Models Summary Table  
Models Notification Map

cc: Bill Ross, Public Works Director, Town of Yacolt  
Ted Perkins, Regional Engineer, FEMA Region 10  
David Radabaugh, State NFIP Coordinator – Washington DLCD  
Jerry Franklin, State Risk MAP Coordinator – Washington DLCD



**Proposed Engineering Models Summary Table**

<b>Flooding Source</b>	<b>Reach</b>	<b>Hydrologic Model Proposed</b>	<b>Hydraulic Model Proposed</b>	<b>Rationale for Models Selected</b>
Big Tree Creek	Confluence with East Fork Lewis River to 720 ft. upstream of NE Big Tree Creek Road	USGS Regression Equations from SIR 2016-5118	HEC-RAS 1D (Approximate)	
Bitter Creek	1400 ft. downstream of NE 216 <sup>th</sup> Avenue to confluence with Cedar Creek	USGS Regression Equations from SIR 2016-5118	HEC-RAS 1D (Approximate)	
Bitter Creek Tributary 1	Confluence with Bitter Creek to 550 ft. upstream of an unnamed road	USGS Regression Equations from SIR 2016-5118	HEC-RAS 1D (Approximate)	
Breeze Creek	Confluence with East Fork Lewis River to 2000 ft. above E 4 <sup>th</sup> St.	USGS Regression Equations from SIR 2016-5118	HEC-RAS 1D (Approximate)	
Cedar Creek	Confluence with Lewis River above Etna Road to 80 ft. above NE Rotschy Mill Road	USGS Regression Equations from SIR 2016-5118	HEC-RAS 1D (Approximate)	
Cedar Creek Trib 9	Confluence with Cedar Creek to 2400 ft. above NE Old Pup Creek Road	USGS Regression Equations from SIR 2016-5118	HEC-RAS 1D (Approximate)	
Cedar Creek Trib 13	Confluence with Cedar Creek to 450 ft. below NE Wright Road	USGS Regression Equations from SIR 2016-5118	HEC-RAS 1D (Approximate)	
Chelatchie Creek	Confluence with Cedar Creek to 200 ft above NE 419 <sup>th</sup> St.	USGS Regression Equations from SIR 2016-5118	HEC-RAS 1D (Approximate)	
Chelatchie Creek Trib 1	Confluence with Chelatchie Creek to 2000 ft. above NE 256 <sup>th</sup> Avenue	USGS Regression Equations from SIR 2016-5118	HEC-RAS 1D (Approximate)	
East Fork Lewis River	550 ft. above Park Drive to 1000 ft. above NE Dole Valley Road	USGS Regression Equations from SIR 2016-5118	HEC-RAS 1D (Approximate)	

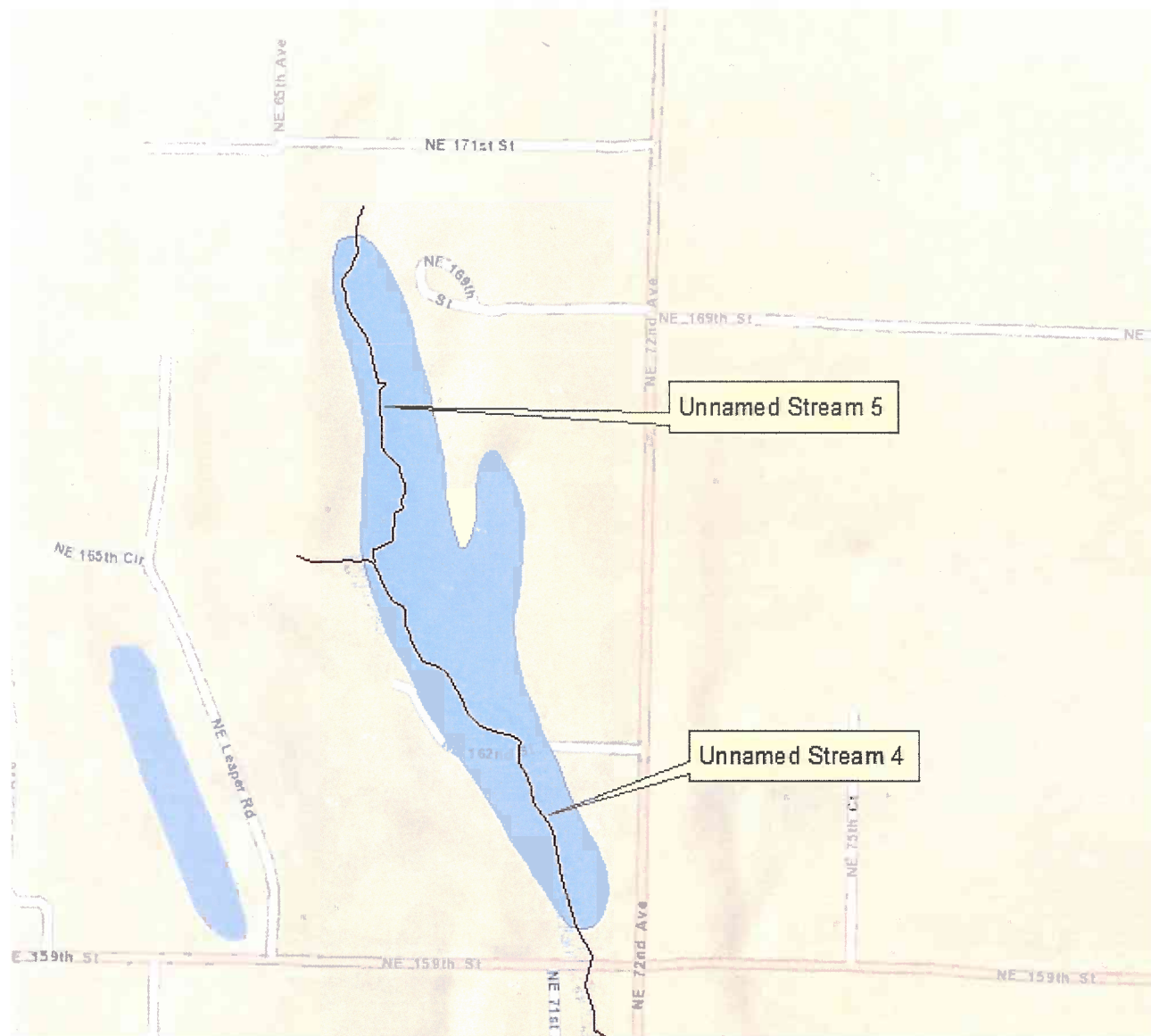
<b>Flooding Source</b>	<b>Reach</b>	<b>Hydrologic Model Proposed</b>	<b>Hydraulic Model Proposed</b>	<b>Rationale for Models Selected</b>
John Creek	Confluence with Cedar Creek to 360 ft. above NE 185 <sup>th</sup> Avenue	USGS Regression Equations from SIR 2016-5118	HEC-RAS 1D (Approximate)	
Little Salmon Creek	Confluence with Salmon Creek to 30 ft. below NE 209 <sup>th</sup> St.	USGS Regression Equations from SIR 2016-5118	HEC-RAS 1D (Approximate)	
Lockwood Creek	Confluence with East Fork Lewis River to 150 ft. below NE Lockwood Creek Road	USGS Regression Equations from SIR 2016-5118	HEC-RAS 1D (Approximate)	
Rock Creek	Confluence with Salmon Creek to 760 ft. above NE 214 <sup>th</sup> Avenue	USGS Regression Equations from SIR 2016-5118	HEC-RAS 1D (Approximate)	
Rock Creek 2	Confluence with East Fork Lewis River to 1000 ft. upstream of the confluence	USGS Regression Equations from SIR 2016-5118	HEC-RAS 1D (Approximate)	
Rock Creek 3.4 [Pond]	Between 1200 ft and 2500 ft. above NE Collard Road	HEC-HMS	HEC-HMS, Stage-storage analysis	
Salmon Creek	Confluence with Rock Creek to upstream limits of 200 ft above NE Westerholm Rd	USGS Regression Equations from SIR 2016-5118	HEC-RAS 1D (Approximate)	
Unnamed Pond 1	60 ft. below the confluence with W Hoag St. to upstream limits of 40 ft. above S Parcel Avenue	HEC-HMS	HEC-HMS, Stage-storage analysis	
Unnamed Pond 2	300 ft. below NE Healy Rd. to upstream limits of 150 ft. above NE Belvins Rd	HEC-HMS	HEC-HMS, Stage-storage analysis	
Unnamed Stream 1 [Pond]	Intersection of N Hubbard Ave and E Cushman St to upstream limits of 230 ft above E Clark St	HEC-HMS	HEC-HMS, Stage-storage analysis	
Unnamed Stream 4 [Pond]	340 ft below NE 159 <sup>th</sup> St to upstream limits of 580 ft below NE Leaper Rd	HEC-HMS	HEC-HMS, Stage-storage analysis	

<b>Flooding Source</b>	<b>Reach</b>	<b>Hydrologic Model Proposed</b>	<b>Hydraulic Model Proposed</b>	<b>Rationale for Models Selected</b>
Unnamed Stream 5 [Pond]	Confluence with Unnamed Stream 4 to upstream limits of 260 ft. below NE 171 <sup>st</sup> St	HEC-HMS	HEC-HMS, Stage-storage analysis	
Yacolt Creek	Confluence with Big Tree Creek to 1700 ft. above NE Chilcote Drive	USGS Regression Equations from SIR 2016-5118	HEC-RAS 1D (Approximate)	
Yacolt Creek Trib 1	Confluence with Yacolt Creek to upstream limits of 400 ft. above NE Weaver Creek Rd	USGS Regression Equations from SIR 2016-5118	HEC-RAS 1D (Approximate)	
Yacolt Creek Trib 2	3000 ft. below E Hoag St. to upstream limits of 1700 ft. above NE Yacolt Rd (through subdivision)	USGS Regression Equations from SIR 2016-5118	HEC-RAS 1D (Detailed). Possibility of XP SWMM to account for stormdrain	Proposed HEC-RAS 1D model, which will have the flows that are removed by the stormdrain.
Yacolt Creek Trib 2	Confluence with Yacolt Creek to upstream limits of 3000 ft. below E Hoag St.	USGS Regression Equations from SIR 2016-5118	HEC-RAS 1D (Approximate)	
Yacolt Creek Trib 3	Confluence with Yacolt Creek to upstream limits of 600 ft. below NE Mystic Dr.	USGS Regression Equations from SIR 2016-5118	HEC-RAS 1D (Approximate)	







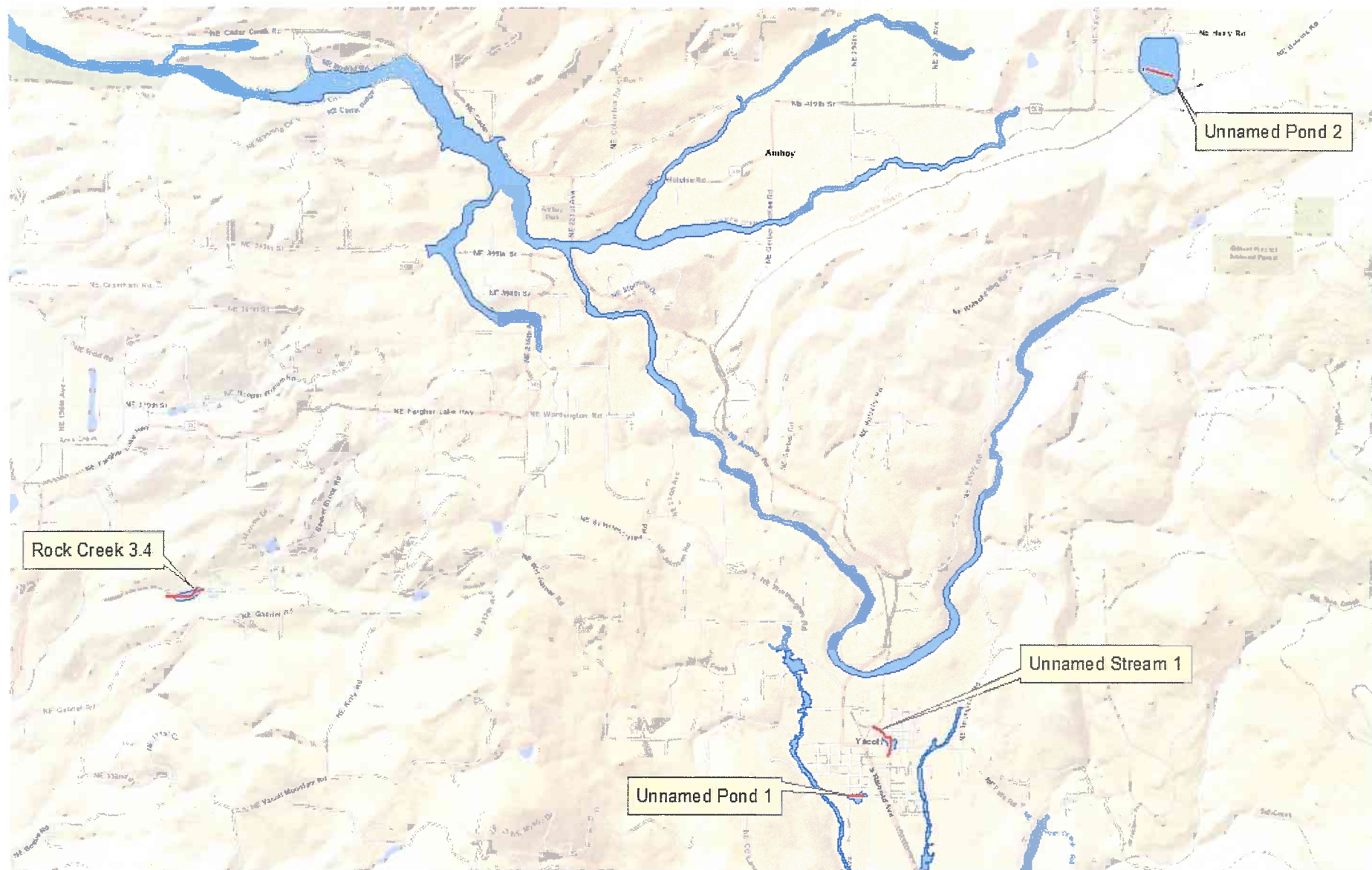












# RiskMAP FLOOD STUDY

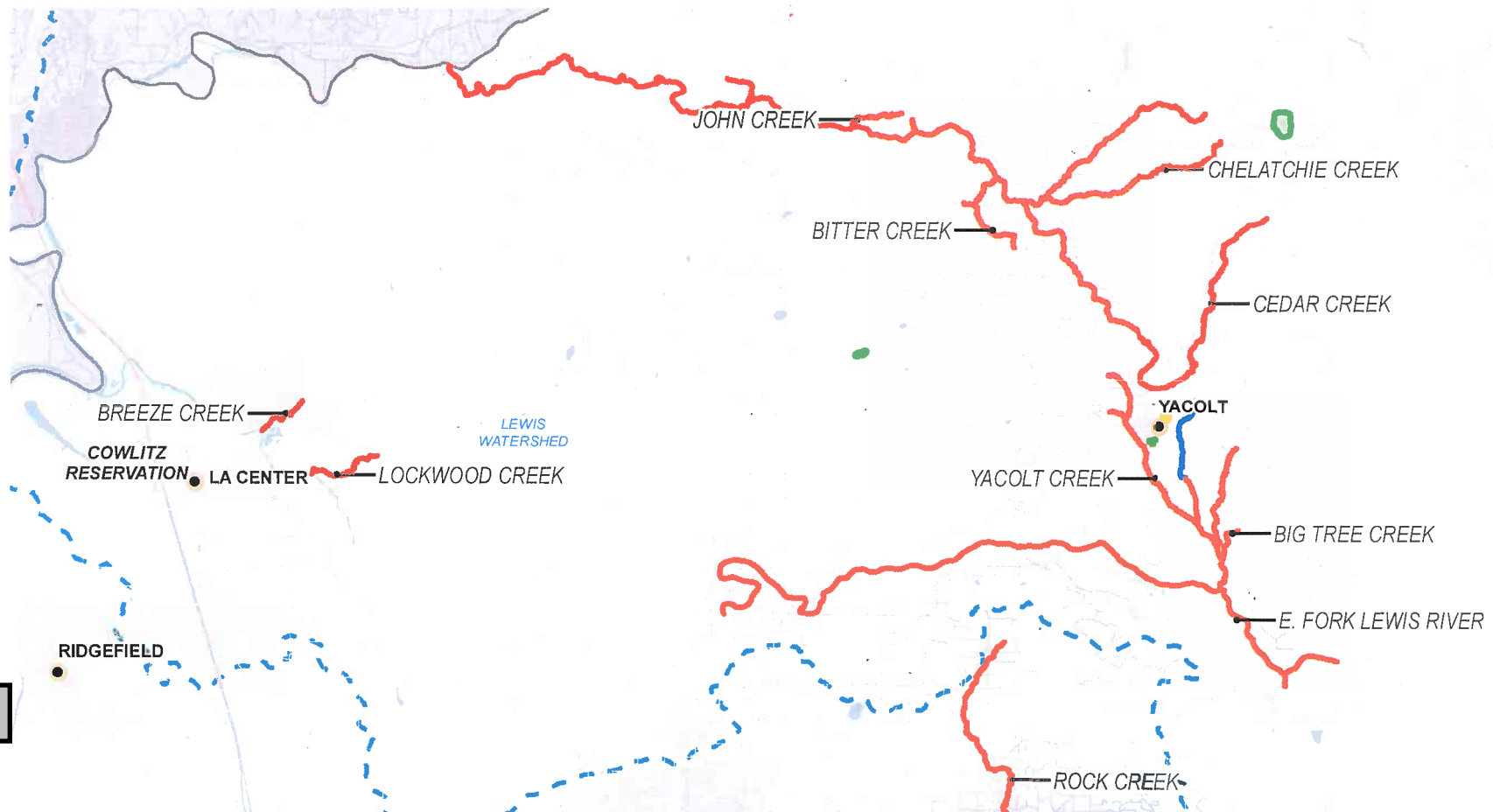
Map Contains:  
**PROJECT AREA MAP**  
CLARK COUNTY, WASHINGTON

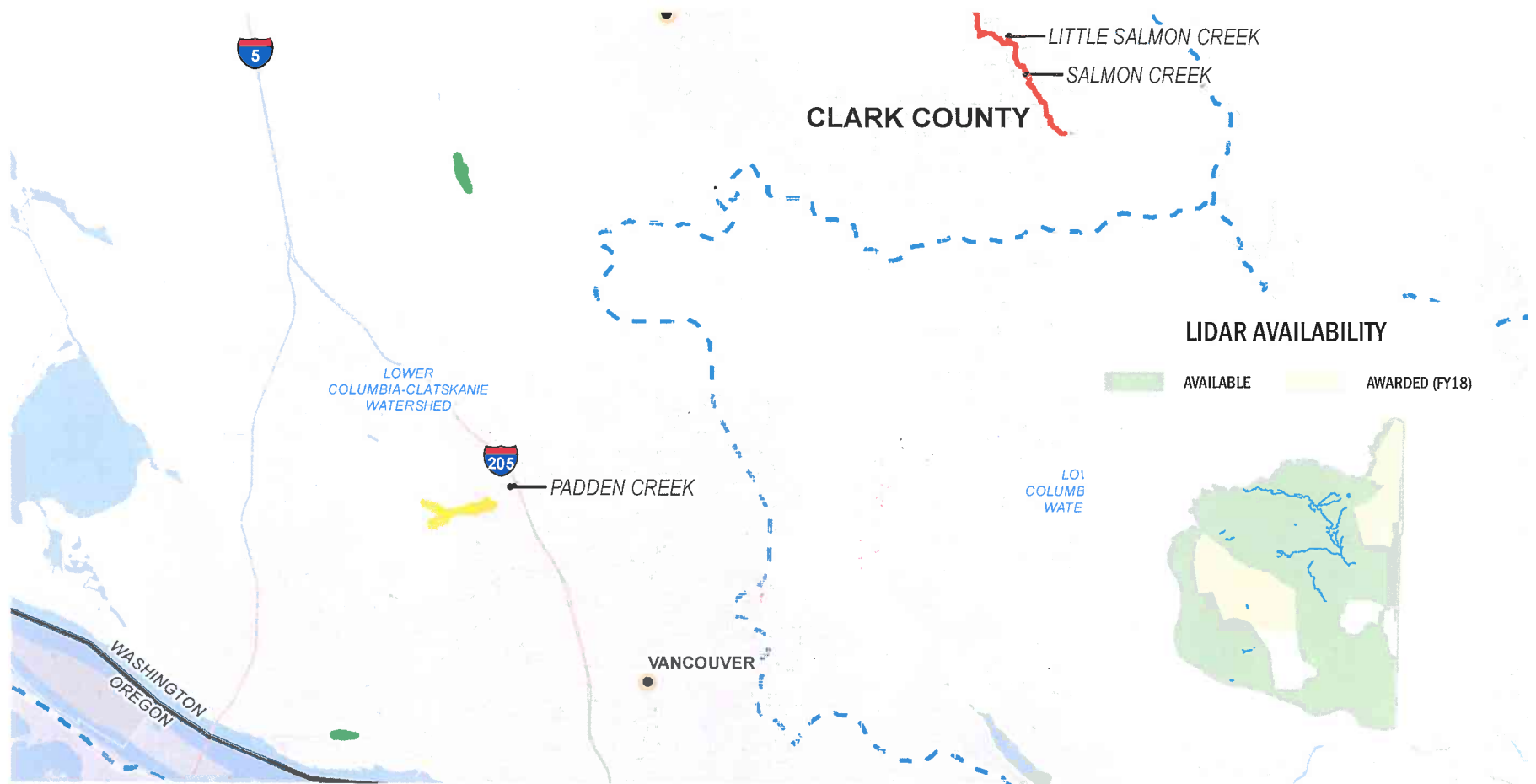
**DATE** January 2019

This is a non-regulatory product and is provided for information gathering and sharing purposes only.



FEMA

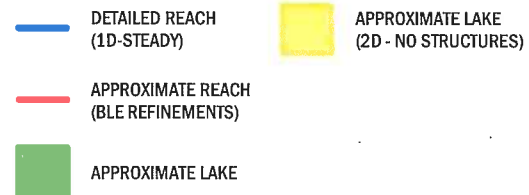




## BASEMAP LAYERS



## SCOPE OF WORK



## REFERENCE

1 inch = 3 miles

1:190,080



## STUDY AREA

