

Town of Wilkeson
Regular Council Meeting
June 26th, 2024

Public Hearing- Mayor Sellers Opened the meeting at 6pm-

1. **Emily Terrell** prepared a staff report detailing a number of items in the conditional use permit and fence height variance submitted by Puget Sound Energy. The issuance of this permit does provide public benefit through upgraded electrical service. This application meets the necessary requirements for issuance and she urges the staff to approve the permit.
 - **Jeff McMeekin, Project Manager, PSE** answered the following questions:
 - **Sara Sutterfield- 418 Long-** asked if the renovations would increase the noise created at the substation? Mr. McMeekin stated that it will meet the standards set forth in the SEPA Checklist and will not be louder than it is now. He also stated that this is part of a much larger renovation project that spans from Electron, WA to Krain Corner in Enumclaw, upgrading from 55k lines to 115k. It will improve reliability for 1000's of customers and where necessary, they will replace poles and make repairs to the overhead lines where necessary.
 - **Council Member Murphy-** asked Jeff from PSE if there was a potential to hang fiber lines from PSE poles? He stated that it is not at this time. That PSE poles are not currently able to handle the fiber and it is desired in the future, but will not work at this time.
 - **Council Member Drilevich:** asked if there would be outages during this process. The response was yes, there will be a few planned outages. Notice will be given when outages are planned, anywhere from a week or 2 to a few days depending on the number of customers impacted.
 - **Mr. McMeekin** also added that the improvements to the Wilkeson substation will improve the landscaping. The Wilkeson project is expected to begin in March of 2025 and be completed around July of 2025
2. **Ordinance 2024.02- Emily Terrell-** a member of the community asked for a rezone to their property to accommodate some special uses. Special uses require a high level of review to ensure that the surrounding community is not negatively impacted. These uses include hobby farms, event centers and short term lodging. Per the staff report provided, this request did not warrant a complete rezone, but would make more sense to provide special uses, in certain zones, where properties are of sufficient size, ingress and egress regulations can be met as well as mitigating other potential impacts through landscaping and other means.
 - **Minimum Lot Size Requirement- 2ac-** Setbacks are increased for this kind of use, ingress and egress stipulations, maximum building(s) sq/ft 20,000, landscaping requirements, restroom and showering facilities as well as ADA accessibility requirements. This summary of requirements applies to (see ordinance 2024.02 for full list of requirements):
 - **Event Centers**
 - **Short Term Lodging**
 - **Short Term Rentals- Minimum Lot Size Requirement- 2 ac** These are not hotels or mobile home parks. These are comparable to yurts and cabin rentals and are for the short term only.
 - **Hobby Farms- Minimum Lot Size Requirement- 1 acre-** larger setbacks, requirements for larger animals and limits to the number of smaller livestock animals.

Sara Sutterfield read and submitted a letter of support for this ordinance- citing community enhancements through providing versatile spaces for gatherings, supporting tourism and encouraging sustainable living practices, fostering community connections. This will create a more vibrant and resilient town.

ROLL CALL: Meeting called to order at 6:35- presided by Mayor Sellers. Council members Murphy, Farmer, Thawsh, and Drilevich were present. Clerk Wellock was also present.

CONSENT AGENDA

1. Minutes of the regular meeting held May 22nd, 2024
2. Approval of the bills for June 12th and June 26th 2024, as budgeted.

3. Approval of leak credit for account 1679.0 in the amount of \$81.13
4. Approval of leak credit for account 1596.1 in the amount of \$28.44
5. Approval of Ordinance 2024.02 regarding R2 zoning code changes involved in WMC 17.03.020 and 17.07.020, special uses, providing severability and establishing and effective date.
6. Approval of Conditional Use Permit for PSE renovation of the current substation as well as the use of the Cemetery grounds as a temporary substation during the renovations.

Motion made by council member Farmer to approve consent agenda, seconded by council member Murphy, voted on and carried.

CITIZENS PRESENT/ COMMENTS:

J. Hilding- is donating the use of 2 flying W logos that he created for the town to use at their discretion.

Sara Sutterfield- Read a letter announcing her candidacy for Washington State Legislative District 31. She shared her “My Red is Blue” campaign slogan and discussed her membership in a number of groups and her desire to transcend traditional political boundaries to focus on what truly matters.

Jayne Peloli- Directed comment to the PSE representatives that were present to bring up the fact that a number of electrical connections span from the top of her building to neighboring properties. She has tried to get PSE to address it and has not gotten response. PSE officials took her information and will assist with this resolution.

UNFINISHED BUSINESS

Labor Contract- still sorting this out, hopefully soon

NEW BUSINESS:

1. **Wastewater Treatment Plant Walk Through-** Report attached regarding the most recent walk through discussing plant needs and plans to make repairs
2. **Review of quote to repair Public Restroom Roof-** Council member Murphy motioned to approve the quote, not to exceed \$3,000, council member Drillewich seconded, voted on and carried.
3. **RCO Community Forest Grant-** We have received the comments from our RCO Grant Manager. She suggested increasing prices on nearly all the items that are listed in the contract because costs are rising so rapidly. Grant money can be reallocated within the project if needed and monies not used are deobligated and returned to the state. We also should consider adding a bathroom to this property, Clerk added some options as well as pricing into the packet for review. Council agrees that a restroom would be good for this property and we should increase cost projections to cover ourselves.
4. **The Draft Comp Plan has been submitted to the State-** Per Emily T, we have until 12/31/2024 to make changes to it and have it approved and accepted. We discussed dates for the first-round table community discussion regarding the draft. It will be on July 22nd from 6:00- 7:30pm. Emily will take some highlights from the Comp Plan and create a sheet for the meeting of items to touch on. There may be several more meetings, if the community desires, and she will group the chapters based on similarities and if needed, we can advertise them as such allowing interested parties to join the conversations where they would have interest. Clerk to invite specially those members that offered their contact information in the surveys, but also make social media posts and a post office hanger.
5. **May Police Stats-** distributed for review
6. **Staff medical costs to increase for June of 2024-** from 1019- 1060/ month per union employee
7. **Review of interested parties for Council Position 5 vacancy-** 5 people total submitted letters of interest for the position. (listed in order of receipt): Courtney Jackson, Bill Summers, Rick Sellers, Heather Holznagel and Sara Sutterfield. Bill Summers withdrew his letter in support of Rick Sellers being appointed. The council choose to wait until the next meeting to fill the vacancy so that they had adequate time to weigh the options. Council Member Drillewich asked this item to be tabled for the next meeting. No vote on the tabling was taken but the other council members agreed.
8. **Review of 2 quotes for services from Van Dam Welding-** One quote is for the watershed tank lid, adding a riser to ensure a better seal and the other is to create a hoist system for the new pumps at Rousher that are unable to

be pulled via the current set up. **Motion made by council member Murphy to accept both of these quotes, seconded by council member Thawsh, voted on and carried.**

9. **Emily Terrell- Home Occupation Staff Report:** Emily started out by stating that this portion of the code is very convoluted and it is at no fault to the applicant that the code is currently set up in such a way that this is difficult to do. The code would technically allow for this proposed use, because Remember Wilkeson LLC could be the 1 employee that does not reside at that residence as stated in the code, and the proposed business is suitable for this kind of permit. She does believe that this should be approved however, there are things that are required of the applicant before the application is able to move forward and set out a number of conditions that must be met/ maintained/ agreed to, for the approval of this permit. Most notably: **The property owner must fill out the application as the applicant as they are taking on the liability for this business to operate at this address. By doing this, the applicant/ homeowner understands that that they are responsible for enforcement actions regarding this business.** Council decided not to vote to approve this until the application is corrected and the home owner is listed as the applicant and understands the stipulations listed in the staff report.
10. **Review of Quote for dissolved oxygen quote for WWTP-** Council agrees that this is necessary. Mike is looking for a used option, however because that may not work out, **Council member Thawsh moved to approve the purchase of this system, seconded by council member Murphy, voted on and carried.**
 - a. This will also require services from Apex electrical or Coast Controls to get it into the panel and relaying information properly. More information to come.

MAYORS REPORT:

1. **Motorcycle Accident on the Trail:** Last Friday 2 people were involved in a motorcycle accident near the trail and Wilkeson WWTP. The trail is not for motorized use. Clerk Wellock has been in contact with Pierce County Parks, Rails to Trails and the BPD to discuss ways to improve education and safety for trail use. We currently have signs on the way, for use along the trail and in town. **“If you see something, say something. Report suspicious or illegal activity, call 911.”**
 - a. **Sara Sutterfield** added that people are entering the watershed illegally out of Wilkeson Highlands. Mayor stated that we don't have the funds right now to do anything about it, but we will look into options for ways that we can stop this from happening.
2. **The Wilkeson Eagles deserves a thank you.** They cleaned up the entire downtown district last weekend during a volunteer work party. Council member Murphy offered to send a thank you card from the council for their hard work.

COUNCIL REPORTS

Parks & Trails/ Emergency Services, Krista Farmer- Will be meeting with a stone mason very soon to look over the coke ovens and get an idea of what it will take to renovate a few of them for historic preservation purposes.

Community Development, Ashley Murphy-

Website- No word still on .gov yet. Travis is working through the items with GoDaddy. We are supposed to be able to switch to the Wix platform very soon.

HUB- the Friends of the Carbon Canyon used the hub for their forum meeting and it went well. They will continue to use that space. The tables and chairs that were ordered work well for the space. She would like to see the Comp Plan meeting held at the hub as it is better suited for a workshop.

NPS Composer Event- June 6th at Wilkeson Elementary. It is free to attend.

PSE EV Charging Grant- This has been submitted to PSE for 2 EV charging stations at the Hub. Will keep everyone posted.

Upcoming Events- Save the Date- MORA Fundraiser 8/2 and Wilkeson Night Out on 8/1

The Carbon Canyon Maps are available at the kiosk and at the businesses

Cemetery & Emergency Services, Bambi Thawsh- no updates today

Streets/Sidewalks, Zach Drilevich- Street Sweeping is set for the week of 7/22- an exact date will be determined closer to

Utilities, VACANT-

ADJOURNMENT- Council member Farmer motioned to adjourn the meeting at 7:14 pm, seconded by council member Drilevich, voted on and carried.