

**Town of Yacolt  
Town Council Meeting Minutes**

**Monday October 14, 2024  
7:00 PM  
Town Hall**

**Call to Order**

7:00 PM

**Flag Salute**

**Roll Call**

Council Members Present: Jeff Carothers, Kandi Peto, Marina Viray

Council Members Absent: Craig Carroll

Vacant Council Seat: 4

Also present: Mayor Ian Shealy, Attorney David Ridenour, Public Works Director Terry Gardner, Town Clerk Stephanie Fields, and Town Civil Engineer Paul Dennis

**Late Changes to the Agenda**

New draft minutes for prior meetings were added since the agenda was first published.

**Approve Minutes of 9/9/24 Council Meeting**

**Motion:** Peto **2<sup>nd</sup>:** Carothers  
**Aye:** Carothers, Peto, Viray **Nay:** 0 **Absent:** Carroll  
**Motion Carried**

**Approve Minutes of Special Meeting/Budget Workshop 9/10/24**

**Motion:** Peto **2<sup>nd</sup>:** Viray  
**Aye:** Carothers, Peto, Viray **Nay:** 0 **Absent:** Carroll  
**Motion Carried**

**Approve Minutes of Special Meeting/Budget Workshop 9/24/24**

**Motion:** Carothers **2<sup>nd</sup>:** Peto  
**Aye:** Carothers, Peto, Viray **Nay:** 0 **Absent:** Carroll  
**Motion Carried**

**Approve Minutes of Special Meeting/Budget Meeting 10/1/24**

**Motion:** Carothers **2<sup>nd</sup>:** Peto  
**Aye:** Carothers, Peto, Viray **Nay:** 0 **Absent:** Carroll  
**Motion Carried**

**Citizen Communication**

Mayor presented written comment from Ronald Homola regarding agenda item-#9 "I don't think the only family restaurant in town should serve alcohol." Jonathan LaSalle mentioned rumor about 60 acres being annexed into town for building low-income, high-density housing. Mayor Shealy referred the speakers and audience to the GMA presentation, which is item #6 on the agenda. Jonathan said he'd like anyone to join him in opposition to high-density housing in Town. Anne VanAntwerp asked if Tacos Sensacion has a plan to separate liquor service from family seating area.

**Unfinished Business**

**Keller Short Plat Hearing**

Mayor Shealy introduced the hearing at 7:12pm. James Clark, Clark Land Design spoke on behalf of applicants. Council member Peto asked if approval of only 4 lots is an option. Clark replied that the application is for approval of up to 5 lots, and 5 lots seem to fit on the property. Council member Carothers asked if the applicant and engineers resolved open questions raised at the first part of the hearing. Paul Dennis explained that those questions were about setbacks regarding septic and storm water. Recommendation by Jackson Civil Engineering is to approve Short Plat *up to* five lots, based on ability to meet conditions before final plat. Council member Peto asked the year of the mobile home? Applicant doesn't know, but is sure it will meet town's criteria. Peggy Collette asked if the homes would be rented or sold. Mary Schabo said the mobile home will be for her daughter to live in and three lots will be sold. Council member Viray asked if trees will be cut down. Mary Schabo said any trees that can be left, will be. Mike Schabo asked if the comment was addressed with commenter. James Clark answered that at least the row of trees on the bottom will be left, but most will be cut down. Paul Dennis said they are recommending approving up to five lots, with conditions, per the report. Peggy Collette asked about driveway locations. With no more discussion, hearing was closed at 7:35pm.

**Motion to Approve the application for Short Plat of Parcel #229863000 (aka 25115 NE WH Garner Rd, Yacolt, WA) to create up to five parcels of at least 12,500 square feet each, with the conditions listed in the Staff Report was made by council member Jeff Carothers.**

**Motion: Carothers**    **2<sup>nd</sup>: Viray**  
**Aye: Carothers, Viray**    **Nay: Peto**    **Absent: Carroll**  
*Motion Carried*

**Comprehensive Plan Update**

Paul Dennis presented. The update is mandated by Washington State Law, extended to the end of 2025. Must include higher density and lower income housing in plan update. Explained urban reserve. Site specific requests have been made. Mandate: we must plan for an additional 150 homes over the next 50 years. The county has just published a report on vacant buildable land. If no domestic water, minimum lot size would be 18,000 square feet per home. Also, we must add land for potential jobs increasing Citizens Advisory Committee needs more people, will meet with Jackson Civil Engineering as "stakeholders committee". Paul has a list of goals, wants to meet with stakeholders asap. Linda asked if neighbors are supposed to be notified. Chuck Zellmer asked if annexation is voluntary or involuntary. Paul Dennis explained the annexation process. Joannath LaSalle asked if this is just conceptual, and if it approved, can it be changed. Paul Dennis, yes it can be changed annually, but it is a long public process. Jonathan LaSalle asked about low-income, high-density housing. Paul Denis answered current infrastructure cannot support high density, but the town does have to comply with low income requirements. Jordanna LaSalle asked about property reserved for jobs. This would be non-residential property. Chuck Z asked if Town has obligation to not discriminate. Paul answered the plan cannot discriminate even though it creates opportunities for affordable housing, affordable housing doesn't have to be approved. Laws can't be enacted to prevent low-income housing or to discriminate. Pete Roberts explained the need for grants, council member Jeff Carothers added to the discussion. Jon LaSalle said maybe grants aren't the best idea. The mayor explained the town still must follow rules. Ann Van Antwerp said if people don't come to meetings and find out / give input on what's really going on around Town, they shouldn't complain.

**Scheduling 2025 WHY Racing Events**

Dates proposed were June 28<sup>th</sup> and 29<sup>th</sup>, 2025. Council member Peto stated WHY Racing Events should pay costs for Porta-Potties, since they will only be in use for WHY events, not Town events. <sup>1</sup>

**Motion to approve WHY Racing Event Dates as June 28<sup>th</sup> & 29<sup>th</sup>, 2025 and that the Town allow their racers to camp in the Rec Park was brought by council member Viray.**

**Motion: Viray**    **2<sup>nd</sup>: Peto**  
**Aye: Carothers, Peto, Viray**    **Nay: 0**    **Absent: Carroll**  
*Motion Carried*



- Nuisance code does not give incentive to not violate the codes. (Consequences should cost more.)
- Tidbit: Rule for "Town" classification – limited to three square miles, with the condition of population of at least 1500 people (RCW 35.21.010). When exceeding those, all you must do is reclassify as code city.

**Council's Comments**

- Council member Carothers thanked people for showing up and speaking up.
- Council member Peto remarked that Harvest Fest went well.
- Council member Viray attended UCPB meeting this morning. They'll be streamlining process in 2025. Have been late processing grants, will be again in 2025. (All of Clark County) Thanked former council member Ronald Homola for serving on the council.

**Mayor's Comments**

Has updates regarding cameras and grants; will provide more information @ Budget Workshop meeting 10/15/24. Shared that the rumor mill kills things, wants townspeople to show up at meetings.

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

**Motion:** Peto

**2<sup>nd</sup>:** Viray

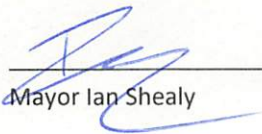
**Aye:** Carothers, Peto, Viray

**Nay:** 0

**Absent:** Carroll

**Motion Carried**

**Adjourn:** 9:02 pm

  
 \_\_\_\_\_  
 Mayor Ian Shealy

  
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 Town Clerk Stephanie Fields

Approved by Council vote on Nov. 12, 2024