

Town of Yacolt
Town Council Special Meeting
Minutes
Monday, May19, 2025
6:00 PM
Town Hall

Call to Order

6:00 PM

Flag Salute

Roll Call

Council Members Present: Jeff Carothers, Kandi Peto, Craig Carroll, Brandon Russell, Marina Viray

Also present: Mayor Ian Shealy, Attorney David Ridenour, Public Works Director Terry Gardner, and Clerk Stephanie Fields

New Business:

Questions discussed were:

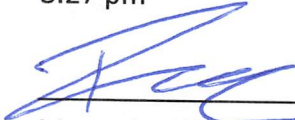
1. Does the Town want to adopt an Interim Code to be effective before the Comp Plan becomes effective? (Otherwise, the rules become effective per Statute six months after adoption of the Comp Plan.)
2. Should ADUs be allowed in commercial zones? (Generally no, but what if there is an existing home due to a previous conditional use permit being granted?)
3. Should the Town allow ADUs to be short-term rentals? If so, should this require approval from neighbors? A business license? Councilmembers Peto and Russel were in favor of not prohibiting short-term rentals, and Carroll and Viray didn't like the idea. They want better clarification on what constitutes "short-term" and were curious how other cities handle/regulate short-term rentals.
4. Impact fees for new ADUs: should these be set per the size or type (internal, detached, addition) of the ADU? All Councilmembers were in favor of lower impact fees for ADUs than for primary residences, and had some discussion on how much lower.
5. Council decided it would want to limit the number of ADUs on a property to the state's limit of 2.
6. ADU size: Maximum of 1000 s/f. Undecided on maximum height limit; Attorney Ridenour will look into that.
7. Setbacks: Council discussed that they would like to reduce setback distances overall (not

just for ADUs) but would certainly entertain at least smaller rear setbacks for ADUs than what the Town's Code currently requires.

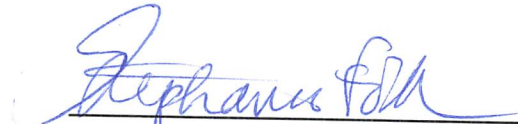
8. Does the Town want to offer pre-approved plans for expedited approvals?

Adjourn

8:27 pm



Mayor Ian Shealy



Clerk Stephanie Fields

Approved by Council vote on 6/9/2025