

**TOWN OF YARROW POINT  
PLANNING COMMISSION MEETING MINUTES  
July 17, 2017**

The following is a condensation of the proceedings and is not a verbatim transcript.

**CALL TO ORDER:**

Amy Pellegrini, Planning Commission Chairwoman called the meeting to order at 7:13 p.m.

**PRESENT:**

**Chairperson:** Amy Pellegrini

**Commissioners:** Trevor Dash – Excused absence  
Chuck Hirsch  
Carl Hellings  
Jennifer Whittier – Excused absence

**Staff:** Town Deputy Clerk Austen Wilcox  
Town Planner Mona Green  
Town Attorney Wayne Stewart

**Guests:** Dicker Cahill – Resident  
Elizabeth Newstrum – Resident  
Art and Carolyn Whittlesey – Residents  
Andy Valaas –Resident  
Mary Elmore – Resident  
Dan Williams – Resident  
Ronald and Mary McDougall - Residents

**APPEARANCES:**

Art Whittlesey, resident at 9240 NE 37<sup>nd</sup> Pl, explained the history of a property he purchased from the water district that he hopes to build on in the future. Mr. Whittlesey entered into the record a Real Estate Excise Tax Affidavit, a portion of a news article describing some benefits of the sale and County supplemental property records. Ultimately, Mr. Whittlesey would like to affirm the proposed zoning code language recommended to the Council by the Planning Commission does not deem this lot “unbuildable.”

Elizabeth Newstrum, resident at 4428 92<sup>nd</sup> Ave NE, has concerns about setback requirements and how they may not allow the transfer of a cut tree for a new tree. Ms. Newstrum proposes that the Planning Commission research other jurisdictions to compare setback requirements and the relation of permeable and impermeable surfaces.

Mary McDougall, resident at address 4424 94<sup>th</sup> Ave NE, reaffirmed Mr. Whittlesey’s appearance regarding the lot he purchased from the water district as she has gone through a similar process of applying for permits of a lot that was once two, but separated into one

within the Town. Ms. McDougall believes the Town should honor Mr. Whittlesey's wish for the lot to be a conforming buildable lot.

**MINUTES:**

June 26, 2017 Meeting Minutes

Planning Commissioner Hirsch requested the June 26, 2017 minutes be amended to show the absences of the Commissioners who were not in attendance at the June 26 meeting. The corrected June minutes will be forwarded to the Commission for approval at the next regular meeting.

**STAFF REPORTS:**

Town Planner Mona Green stated that the Council will be bringing forth a topic of private property tree rights for the Commission to review later this year.

Mayor Cahill, resident and Town Mayor, provided an update on a meeting he had with WSDOT to request further routine landscaping maintenance to be performed on the lid. The Town provided over 200 signatures made by Yarrow Point residents in support of increased maintenance activity from WSDOT. With help of outside legal counsel, the Town is working with WSDOT to create a potential agreement contract for increased maintenance.

**REGULAR BUSINESS:**

**PCAB 17-11 Zoning Code Revision, Public Hearing (YPMC 17.16.050), for Approval**

Town Planner Mona Green provided history and an explanation behind the need for a zoning code revision for buildable lots. Ms. Green stated the need for a moratorium which put a stop to the creation of undersized lots: under 12K SQFT in the R12 zone district and under 15k SQFT in the R15 zone district. The Planning Commission has been drafting new language with the guidance of legal counsel. Once a recommendation is made by the Planning Commission, the language will then be forwarded to the Council who will hold a Public Hearing.

Ms. Green provided the audience with a copy of the draft zoning code language.

Planning Commission recessed at: 7:40 pm

Planning Commission reconvened at: 7:47 pm

Ms. Green provided an overview of the proposed "buildable lot" language and the criteria that differentiates it from the former "buildable lot" code language.

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| The Chairwoman opened the Public Hearing at 7:42 PM |
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Dicker Cahill, resident at 4024 94<sup>th</sup> Ave, suggested a test example to the Planning Commission and requested they consider the outcome using the draft language

Art Whittlesey, resident at 9240 NE 37<sup>th</sup> Pl, referenced a lot he purchased from the water district and stated that it already has services connected to it and also that it already has an assigned address. Mr. Whittlesey believes the word "developed" in the draft code language sounds broad.

Dan Williams, resident at 4224 95<sup>th</sup> Ave NE, suggested that a map showing the previous small lots would be insightful.

The Chairwoman closed the Public Hearing at 7:51 PM

Chairwoman Pellegrini directed the Commission to test the language against a buildable lot scenario and to review the map that shows the former smaller lots. Ms. Pellegrini stated the intent of the proposed code language is to prevent the ability to subdivide lots into nonconforming lots based on a 1913 Town map.

**MOTION:** Commissioner Hirsch moved to approve the presented code language as written and route to the Council. Commissioner Hellings seconded the motion to forward the recommended language to the Council.

**VOTE:** 2 For, 0 Against. Motion carried.

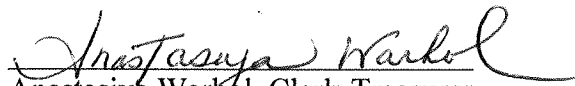
**ADJOURNMENT:**

**MOTION:** Commissioner Hirsch moved to adjourn the meeting at 9:01pm. Commissioner Hellings seconded the motion.

**VOTE:** 2 For, 0 Against. Motion carried.

  
Amy Pellegrini, Chair

ATTEST:

  
Anastasiya Warhol, Clerk-Treasurer

