

**TOWN OF YARROW POINT  
PLANNING COMMISSION MEETING MINUTES  
June 19, 2017**

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

**CALL TO ORDER:**

Amy Pellegrini, Planning Commission Chair called the meeting to order at 7:17 p.m.

**PRESENT:**

<b>Chairperson:</b>	Amy Pellegrini
<b>Commissioners:</b>	Trevor Dash Chuck Hirsch - Excused absence Carl Hellings
<b>Staff:</b>	Town Clerk Anastasiya Warhol Town Planner Mona Green Town Deputy Clerk Austen Wilcox
<b>Guests:</b>	Attorney Michael C. Walter Mayor & Resident Dicker Cahill

**APPEARANCES:**

Resident Dicker Cahill stated that he contacted King County to seek help to identify an approximate number of properties in the Town that could challenge the current Town code pertaining to "land held as a unit" where a homeowner may show multiple non-conforming lots pre-1959 incorporation. Based on King County's test, approximately one lot was found.

**MINUTES:**

May 22, 2017 Meeting Minutes

**MOTION:** Commissioner Dash moved to approve the minutes of the Special Meeting. Commissioner Hellings seconded the motion.

**VOTE:** 3 For, 0 Against. Motion carried.

**STAFF REPORTS:**

Planner Mona Green gave a recap of the recent Council meeting which included a public hearing of the Moratorium. The Moratorium will expire once the zoning language is determined regarding building lots is approved, or at the end of the six-month period (November 2017). The Council reserves the right to extend the Moratorium if necessary.

Clerk-Treasurer Warhol gave a further review of agenda items from the last Council meeting including a weekend of emergency preparedness and CPR training.

**REGULAR BUSINESS:**

**PCAB 17-09                      Zoning Code Revision, Draft Review, for Discussion**

Town Planner Green reiterated the code language describing buildable lots needs to be easily understood and must be legally defensible.

Attorney Walter said that in his proposal of what defines a legal building site in Yarrow Point, he has attempted to address the Council's concerns while comparing the language of similar jurisdictions. A legal building lot in Yarrow Point does not have to fall under the same definition of a legal building lot as stated by the County.

The Planning Commission, Town Planner, and Attorney discussed the language and interpretations. The Commissioners discussed the first draft of the proposed new code language for 174.16.050 included in the Commissioners' packets.

Based on the discussion, Town Planner suggested the that the *draft* be amended for subsection 2 to read as follows:

- “2. Meet at least one of the following criteria:
  - a. Fully comply with the minimum area requirements of YPMC 17.16.010; or
  - b. The building site does not meet the minimum area requirements of YPMC 17.16.010 all of the following conditions apply:
    - i. Any building site was lawfully created and came into existence before the date of the Town's incorporation of August 4, 1959; and
    - ii. The building site was held in separate ownership as of the date of incorporation of August 4, 1959; and
    - iii. The building site has not been consolidated with a contiguous lot since the date of incorporation of August 4, 1959; and
    - iv. The building site has not been developed in conjunction with a contiguous lot at any time since the date of incorporation of August 4, 1959.
  - c. Lots which came into the Town through a valid annexation process...”

The Planning Commission agreed to meet on June 26 to consider a second draft of proposed code language. The Commissioners have committed to brainstorming practical scenarios in Yarrow Point which must be tested against the proposed draft.

**OTHER BUSINESS:**

Clerk-Treasurer Warhol reported that a new Commissioner has been appointed to the Planning Commission. Ms. Jennifer Whittier has been appointed by Mayor Cahill and is scheduled to be confirmed by Council on July 11<sup>th</sup>, 2017.

**ADJOURNMENT:**

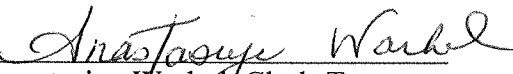
**MOTION:** Commissioner Dash moved to adjourn the meeting at 9:01pm. Commissioner Pellegrini seconded the motion.

**VOTE:** 3 For, 0 Against. Motion carried.

**APPROVED:**

  
Amy Pellegrini, Chair

**ATTEST:**

  
Anastasiya Warhol, Clerk-Treasurer

