TOWN OF YARROW POINT
PLANNING COMMISSION MEETING MINUTES
April 15, 2019

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 7:02 p.m.

PRESENT:

Chairperson:	Amy Pellegrini
Commissioners:	Trevor Dash - Absent Chuck Hirsch Carl Hellings Jennifer Whittier
Staff:	Austen Wilcox – Town Deputy Clerk Mona Green – Town Planner
Guests:	Art Whittlesey – Resident Carolyn Whittlesey – Resident Dennis Bucanan – Resident Ronnie McGlenn – Resident Mary Shwetz – Resident Judy Greenstein – Resident

APPEARANCES:

MINUTES:

February 25, 2019 Special Meeting

MOTION: Commissioner Hirsch moved to approve the minutes of the February 25, 2019 Special Meeting as presented. Commissioner Whittier seconded the motion.

VOTE: 3 For, 0 Against. Motion carried.

March 18, 2019 Regular Meeting

MOTION: Commissioner Whittier moved to approve the minutes of the March 18, 2019 Regular Meeting as presented. Commissioner Hellings seconded the motion.

VOTE: 3 For, 0 Against. Motion carried.

STAFF REPORTS:

Deputy Clerk Wilcox gave a report on the April 9 Council meeting:

- Stormwater grates
  The Town received a grant from King County Flood Control to replace the stormwater grates with a type that has improved design flow capabilities. The project was completed by the Town's Public Works Dept the second week of April.

- Construction code enforcement New Chapter 1.08 / Ordinance No. 696
  Council adopted Ordinance 696, creating a unified code enforcement chapter to replace a largely ad hoc enforcement system from the past. Yarrow Point code enforcement chapter 1.08 includes a more detailed definition section, outline of the Town's enforcement authority and administration, guidelines for enforcement actions, different types of enforcement mechanisms, and an administrative appeal process.

- Playground project
  The playground construction has been going smoothly and is estimated to be completed by the end of August.

REGULAR BUSINESS:

PCAB 19-05 Continued Tree Code Discussion, *for Discussion*

Commission Chair Pellegrini clarified the intent for discussion around tree code is to maintain character of the Town and not to take away property rights. The Town does not currently have a tree code for private property unlike its neighboring jurisdictions.

Town Planner Green handed out options regarding the potential application of tree regulations for the Town. Various approaches are explored and presented to further discussion among Planning Commissioners.

Ms. Green also referenced Zoning YPMC 17.08.010.

Ms. Green discussed examples of tree regulations of nearby jurisdictions.

The Commission discussed hypothetical scenarios regarding tree cutting and related implications.

Planning Commission Chair Pellegrini opened public comment at 7:38 p.m.:

Art Whittlesey resident at 9240 NE 37th Pl shared that he is for pro property rights. Mr. Whittlesey shared personal examples of benefits to removing trees and stating that it would be good to discuss hedge as well. Mr. Whittlesey stated that some jurisdictions base tree removal and replanting off caliper. Mr. Whittlesey provided suggestions on potential tree code regulations.

Dennis Bucanan resident at 4015 95th Ave NE shared potential implications for liability concerns regarding trees. Mr. Bucanan also shared concerns regarding police enforcement for building projects.

Judy Greenstein resident at 4664 95th Ave NE stated that she believes in property rights and the importance of maintaining responsibility. Ms. Greenstein stated that not all communities are alike and home buyers purchase into the character of the particular jurisdiction.

Mary Shwetz resident at 3616 92nd Ave NE referenced an arborist report she had done on her property and suggested utilizing professionals for tree assessments. Ms. Shwetz referenced an issue with tree risks on a neighbor's property.

Ronnie McGlenn resident at 4000 95th Ave NE referenced a damaged tree from a construction project that was approved for removal due to construction activities.

Judy Greenstein resident at 4664 95th Ave NE asked if there's a temporary option for the short term for tree regulations.

Carolyn Whittlesey resident at 9240 NE 37th Pl stated the importance of hearing as much public feedback on tree discussion as possible so that the Planning Commission can consider all sides.

Mary Shwetz resident at 3616 92nd Ave NE asked if there is a notification process for the removal of old growth trees. The Town's code currently does not require a notification process for the removal of trees on private property.

Chairperson Pellegrini reiterated that the Town's position is not to regulate private property rights.

Chairperson Pellegrini closed public comment at 8:13 p.m.

The Planning Commission discussed private construction projects and potential effects on neighboring properties.

The Commission discussed related permitting and tree arborist assessment procedures.

Town staff will refine a proposal that the Commission will review at the next meeting for a potential recommendation to Council.

ADJOURNMENT:

MOTION: Commissioner Hellings moved to adjourn the meeting at 8:26 p.m. Commissioner Whittier seconded the motion.

VOTE: 3 For, 0 Against. Motion carried.

APPROVED:

Amy Pellegrini

Amy Pellegrini, Chair

ATTEST:

Austen Wilcox

Austen Wilcox, Deputy Clerk

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