TOWN OF YARROW POINT
COUNCIL SPECIAL MEETING MINUTES
December 2, 2019
7:00 pm

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

CALL TO ORDER:
Mayor Dicker Cahill called the meeting to order at 7:00 pm

PRESENT:

Mayor: Dicker Cahill

Councilmembers: Mary Elmore
Stephan Lagerholm
Steve Bush
Andy Valaas
Carl Scandella – Excused absence

Staff: Austen Wilcox – Deputy Clerk
Stacia Schroeder – Town Engineer
Scott Missall – Town Attorney

Guests: Mark Bowman – Resident
Dan Hathaway – Resident
Carolyn Hathaway – Resident

APPEARANCES:
None.

REGULAR BUSINESS:
1. AB 19-29: Bowman Boundary Line Adjustment #19-8034, 8809 NE 34th St
   A. Public Hearing

Mayor Cahill opened the public hearing at 7:07 pm.

Engineer Schroeder gave a recap of the proposed Boundary Line Adjustment.

The Town of Yarrow Point received a boundary line adjustment application from Mr. Bowman concerning his property at 8809 NE 34th Street on September 9, 2019. The required pre-application conference was held on September 12, 2019. The required presentation to the Town Planning Commission was held on October 14, 2019. The Planning Commission recommends to Council the approval of BLA No. 73.
Town Engineer Schroeder shared that the applicant owns two (2) separate, but adjacent parcels at the western end of NE 34th Street. In the existing condition Parcel A (28,713sf) is the main property while Parcel B (2,675sf) is an adjacent parcel which is almost entirely covered by utility easements. In the existing configuration, Parcel B does not meet the definition of a “building site” as defined in the YPMC 17.16.050 – Building Site Requirements. By way of this boundary line adjustment application, Mr. Bowman is proposing to create two (2) legal building sites.

Town staff has reviewed the application for conformance with the YPMC Title 16-Subdivisions and Title 17 – Zoning.

**Recommendation:**
Boundary Line Adjustment (BLA) No. 73 meets all the requirements of the YPMC, Titles 16 and 17. Based on all materials submitted, staff recommends approval with the following conditions: Individual utility service stubs including sewer, water, and power for the western lot are installed or otherwise addressed according to YPMC 16.20.090. A new stormwater connection is installed for the eastern lot as shown on the preliminary plat.

The applicant shall be responsible for creating a final boundary line adjustment which meets the requirements in the YPMC Chapter 16.24.

Carolyn Hathaway resident at 8828 NE 34th St asked questions regarding design logistics, vehicle access and mitigation plans. Town Engineer Schroeder responded by providing information regarding the BLA process noting that Ms. Hathaway can review the preliminary plat.

Dan Hathaway resident at 8828 NE 34th St asked if there will be any variances associated with the submittal. Town Engineer Schroeder responded stating that there have been no requests for variances. Mayor Cahill noted that there is a process for application of a variance.

Mayor Cahill closed the public hearing at 7:19 pm.

Engineer Schroeder answered questions from Council regarding the BLA.

**MOTION:** Councilmember Valaaas moved to approved Town of Yarrow Point Boundary Line Adjustment No. 73 as presented subject to the conditions noted by the Town Engineer dated November 6, 2019. Councilmember Elmore seconded the motion. **VOTE:** 4 For, 0 Against. Motion carried.

**2. ADJOURNMENT:**
**MOTION:** Councilmember Valaaas moved to adjourn the meeting at 7:21 pm. Councilmember Bush seconded the motion. **VOTE:** 4 For, 0 Against. Motion carried.