

**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 34<sup>th</sup> 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 34<sup>th</sup> 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 34<sup>th</sup> 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 34<sup>th</sup> 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 34<sup>th</sup> 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.

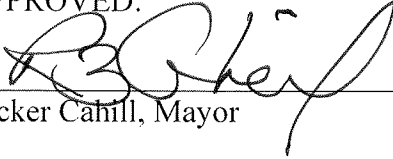
Engineer Schroeder answered questions from Council regarding the BLA.

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

APPROVED:

  
Dicker Cahill, Mayor

ATTEST:

  
Austen Wilcox, Deputy Clerk

