

**TOWN OF YARROW POINT  
PLANNING COMMISSION SPECIAL MEETING MINUTES  
December 17, 2019**

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

**CALL TO ORDER:**

Carl Hellings, Planning Commission Substitute Chairperson called the meeting to order at 7:04pm

**PRESENT:**

Chairperson: Amy Pellegrini - Excused absence

Commissioners: Trevor Dash  
Chuck Hirsch  
Carl Hellings  
Jennifer Whittier

Staff: Austen Wilcox – Town Deputy Clerk  
Mona Green – Town Planner

Guests: Mayor Dicker Cahill – Resident  
Tom Peters – Resident  
Robert Trimble – Resident  
Debbie Prudden – Resident  
Darryl Carver – Resident  
Pam Carver - Resident  
Shishir Pardikar – Resident  
John Tinkham – Resident  
Liz Tinkham – Resident  
Jon Roskill – Resident  
Jenny Roskill – Resident  
Dan Nordstrom – Resident  
John McGlenn – Resident  
Ronni McGlenn – Resident

**APPEARANCES:**

No comments.

**MINUTES:**

**MOTION:** Commissioner Dash moved to approve the minutes of the November 18, 2019 regular meeting as amended. Commissioner Whittier seconded the motion.

**VOTE:** 4 For, 0 Against, 0 Abstain. Motion carried.

### **STAFF REPORTS:**

Deputy Clerk Wilcox gave a report on December Council meetings:

December 2, 2019 Special Council Meeting:

- Approval of Bowman Boundary Line Adjustment No. 73

December 10, 2019 Regular Council Meeting:

- Approval of the installation of 2 security cameras on a trial basis
- Reappointment of Planning Commissioner Dash & Hellings
- Renewal of Public Defender contract

### **REGULAR BUSINESS:**

**PCAB 19-15** Private Property Tree Code – Continued Discussion

- **Memo from Town Planner**
- **Draft private property tree code update**

Town Planner Green gave an overview of tree code review including the research done by the Planning Commission to this point. The draft code presented is the third version. Public comment has been heard on both extremes of opinions. The Planning Commission is researching a balance.

Deputy Clerk Wilcox provided a draft copy of the tree code to the audience in attendance who requested a copy.

Town Planner Green provided an overview of the updated draft code. Discussion followed.

The Planning Commission discussed who would review tree permits. The Planning Commission prefers to keep the decision process within the town. A tree arborist could be used to make recommendations but not the final decision maker. Planner Green recommends asking the Town Council for their input on this process.

Commissioner Dash presented a revised version of draft tree code No. 3 that he created for consideration. Discussion followed.

The Planning Commission discussed the following aspects:

- Tree codes of other jurisdictions
- Mitigation
- Views
- Tree planting near shoreline
- Tree density
- Definition of a “significant tree”
- Clear cutting
- Measuring the circumference of trees
- Trees on private property and the right of way
- Tree permits

The Planning Commission reviewed and discussed tree removal and mitigation scenarios for waterfront properties and maintaining views. The Planning Commission noted that regulations for maintaining density must be an equal balance.

Commissioner Hellings opened the public comment period at 7:50pm

Liz Tinkham resident at 4450 95<sup>th</sup> Ave NE noted that she represents the Yarrow Point Waterfront Association and requested clarification on tree removal mitigation based on the current draft code. Town Planner Green responded. Ms. Tinkham stated that tree views should be considered. Ms. Green noted that there are different regulations for homeowners who live on the shoreline to protect that environment. Ms. Green also stated that blocking views are not intended.

Debbie Prudden resident at 3805 94<sup>th</sup> Ave NE is against a tree code and believes views should be protected. Ms. Prudden provided comments on the current draft tree code. Ms. Prudden discussed tree root issues from trees on neighboring properties including overhanging foliage. Commissioner Dash replied that property owners have the right to trim overhanging foliage on their property line.

John Roskill resident at 9540 NE 42<sup>nd</sup> Pl stated that overhanging foliage can be cut until a tree is put at risk at which point can then turn into a liability. Mr. Roskill recommends visiting example lots to consider tree density. Mr. Roskill discussed tree views and clear cutting.

Robert Trimble resident at 4640 95<sup>th</sup> Ave NE discussed concerns regarding views and trees that grow tall overtime that can block views. Some residents near or on waterfront properties have stated that trees grow tall and can impact views. Smaller trees could be an alternative option for mitigation.

John Tinkham resident at 4450 95<sup>th</sup> Ave NE provided input regarding the location of tree planting mitigation for waterfront property owners. Mr. Tinkham discussed tree heights in relation to views and location of tree plantings that could be problematic for maintaining views.

Jenny Roskill resident 9540 NE 42<sup>nd</sup> thanked the Planning Commission for their review and the public in attendance for their comments. Ms. Roskill stated that she believes that it is important to have language in a tree code to prevent clear cutting. Ms. Roskill discussed specific language and meaning definitions in the draft code. Ms. Roskill provided recommendations.

Dicker Cahill resident 4024 94<sup>th</sup> Ave NE stated that keeping the code simplified is important. Mr. Cahill does not believe an outside arborist should be the decision maker on tree cutting scenarios in Yarrow Point. Views are another aspect that should be considered.

Jenny Roskill resident at 9540 NE 42<sup>nd</sup> discussed the replacement of like trees.

Debbie Prudden resident at 3805 94<sup>th</sup> Ave NE stated that water view requirements should be equal to other views such as land and sky views. Ms. Prudden suggests a lessened requirement for mitigation trees per square foot than the current draft code states.

Pam Pearce Carver resident at 4432 95<sup>th</sup> Ave NE recommends that hedge rules should be published once every year. Leyland Cypress have been banned from some places and recommends they be banned in Yarrow Point. Ms. Pearce Carver discussed mitigation scenarios. Ms. Pearce Carver asked about the current tree removal process for trees located on a property line. The Town recommends that neighbors work out mitigation between each other.

Tom Peters resident at 4652 95<sup>th</sup> Ave NE is against a tree code. Mr. Peters stated that tree mitigation could cause issues with trees blocking views, in turn effecting revenues of home sales. Mr. Peters stated there are many impacts that would happen to residents and the character of Yarrow Point if a tree code was implemented.

Dan Nordstrom resident at 9001 NE 41<sup>st</sup> St supports the prevention of clear cutting. Mr. Nordstrom discussed trees on his property and mitigation based on the current draft tree code required to plant additional trees after the removal of one. Mr. Nordstrom stated that if a tree code is going to be implemented, there could be a big removal of trees on Yarrow Point.

Shishir Pardikar resident at 4434 95<sup>th</sup> Ave NE stated that views should be considered in the tree code. Mr. Pardikar stated that the current tree code appears to be a heavy handed.

Jenny Roskill resident at 9540 NE 42<sup>nd</sup> stated that the Planning Commission should find the common issue and find a simple solution.

Ronni McGlenn resident at 4000 95<sup>th</sup> Ave NE asked if a tree canopy review been taken place. Town Planner Green responded stating that a tree canopy took place in recent years (2017).

The Planning Commission discussed the variety of public comment they have heard.

Planning Commissioner Carl Hellings closed the public comment period at 9:14pm

The Planning Commission further reviewed:

- Public comment
- A possibility of requiring a tree permit to take a tree out on private property.
- Who would oversee the regulation of a potential implemented tree code.

MOTION: Commissioner Dash moved to adjourn the meeting at 10:04pm. Commissioner Hirsch seconded the motion.

VOTE: 4 For, 0 Against, 0 Abstain. Motion carried

APPROVED:

Carl Hellings  
Carl Hellings, Substitute Chairperson

ATTEST:

Austen Wilcox  
Austen Wilcox, Deputy Clerk

