

**TOWN OF YARROW POINT
PLANNING COMMISSION REGULAR MEETING MINUTES
November 18, 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 7:04pm

PRESENT:

Chairperson: Amy Pellegrini

Commissioners: Trevor Dash
Chuck Hirsch
Carl Hellings
Jennifer Whittier – Excused absence

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

Guests: Art Whittlesey - Resident
Jack Gale – Resident
Cheryl Pietromonaco – Resident
Ronni McGlenn – Resident
David Bergey – Resident
Debbie Prudden – Resident

APPEARANCES:

No comments.

MINUTES:

MOTION: Commissioner Hirsch moved to approve the minutes of the October 2, 2019 study session as amended. Commissioner Dash seconded the motion.

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

MOTION: Commissioner Dash moved to approve the minutes of the October 14, 2019 regular meeting as presented. Commissioner Hellings seconded the motion.

VOTE: 3 For, 0 Against, 1 Abstain. Motion carried.

Commissioner Hirsch abstained as he was absent from the October 14, 2019 regular meeting.

STAFF REPORTS:

Town Planner Mona Green gave a recap of the November 11, 2019 regular Council Meeting:

- McDonald proclamation: Honoring residents Dan and Janie McDonald for the use of their front yard during the annual Points 4th of July celebrations.
- Approved levy increase of 1%

- Bowman Boundary Line Adjustment #19-8034: Further review and additional public notice was found necessary by the Town's attorney. Decision by the Council was postponed to a special Council meeting that will take place on December 2, 2019.
- Security camera discussion
- An updated report on the Planning Commission's review and consideration of a tree code along with the general input and opinions heard from public comment on both sides was given to the Council. The Council recognized complexity of the topic. Council chose a target date of February 2020 to hear the Planning Commission's findings and review a draft.

REGULAR BUSINESS:

PCAB 19-14 Private Property Tree Code – Continued Discussion

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

The Planning Commission discussed the following aspects:

- Maintaining character of Yarrow Point
- Listening to resident comments
- Preservation of tree canopy
- Construction of homes as zoning code allows
- Impact of trees related to construction projects
- Mitigation
- Notification of tree cutting
- Reviewing tree codes of nearby jurisdictions
- Clear cutting
- Building envelope
- Wildlife protection: A biologist would have to be hired. The Town does not regulate wildlife.

The Planning Commission discussed the option of requiring a waiting period by limiting the amount of trees that could be taken out per year.

Chair Pellegrini opened the public comment period at 7:42pm

Art Whittlesey resident at 9240 NE 37th Pl is for property rights. Mr. Whittlesey believes property owners should have the right to do what they want on their property. Mr. Whittlesey stated that issues with trees and hedges can be resolved privately without the Town needing to decide for them. Mr. Whittlesey questioned properties that do not have trees and the potential requirement to plant a certain number of trees when there were none existing before. Mr. Whittlesey provided examples of tree impacts on private property and burdens they cause when private property owners are not able to remove them freely. Mr. Whittlesey stated that Yarrow Point was once farmland and not full of trees.

Cheryl Pietromonaco resident at 3445 92nd Ave NE discussed clear cutting near her property. Ms. Pietromonaco shared issues with flooding after trees were cut. Ms. Pietromonaco discussed wildlife not having shelter after trees were cut. Ms. Pietromonaco is in support of a tree code. Ms. Pietromonaco states that views should be considered.

Debbie Prudden resident at 3805 92nd Ave NE asked what the classification is of a "significant tree." The Planning Commission responded stating there is no definition of a significant tree yet. Ms. Prudden believes there should be no difference in tree regulation between a private property owner compared to a developer. Ms. Prudden read a letter she wrote to the Planning Commission that also she requested by the Deputy Clerk to be forwarded to them after the meeting regarding her input around a tree code.

Ronni McGlenn resident at 4000 95th Ave NE thanked the Planning Commission for their research into a tree code. Ms. McGlenn stated that she is on the Wetherill Commission and who has been fighting a loss of trees due to wind blow downs and ivy. Ms. McGlenn hopes that a balance can be found and understands the complexities involved.

Jack Gale resident at 4654 95th Ave NE referenced a letter he submitted to the Planning Commission suggesting the use of time to regulate tree cutting to slow down the process.

Ronni McGlenn resident at 4000 95th Ave NE suggests documenting heritage trees to identify how many trees exist.

Art Whittlesey resident at 9240 37th Pl believes the Town should not regulate the trees on private property.

Cheryl Pietromonaco resident at 3445 92nd Ave NE stated that people who come to her home often report a good sense of air scent due to the plentiful tree supply on her property.

Debbie Prudden resident at 3805 92nd Ave NE stated that the use of time to regulate trees will be financially impactful to residents looking to sell or to developers. Ms. Prudden does not believe it is right to regulate trees on private property.

Chair Pellegrini closed the public comment period at 8:17pm.

The Planning Commission discussed the public comment.

Planner Green discussed a proposal requiring a minimum density of trees per acre. A list of allowable planting types (to be decided) could be chosen from in order to make up the difference when trees are cut. This requirement could be satisfied with existing vegetation on site or newly planted trees.

The Planning Commission requested feedback of the proposal by those in attendance and received a general response of positivity.

The Planning Commission directed Planner Green to do the following and to forward to them as soon as possible:

- Proceed with an updated draft code version including the proposal.
- Put together a list showing the classifications of “significant trees” from tree code sections of nearby jurisdictions for the Planning Commission to review.

MOTION: Commissioner Dash moved to adjourn the meeting at 8:44pm. Commissioner Hirsch seconded the motion.

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

APPROVED:


Amy Pellegrini, Chair

ATTEST:


Austen Wilcox, Deputy Clerk

