

TOWN OF YARROW POINT  
PLANNING COMMISSION REGULAR MEETING MINUTES  
April 18, 2022

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

**CALL TO ORDER:**

Substitute Planning Commission Chairman David Feller called the meeting to order at 7:07 p.m.

**PRESENT:**

Chairman:	Carl Hellings – Excused absence
Commissioners:	Chuck Hirsch – Excused absence Jeffrey Shiu David Feller Lee Sims
Staff:	Austen Wilcox – Deputy Clerk Emily Miner – Town Deputy Attorney
Guests:	Carl Scandella – Councilmember Maureen Boctor – Resident Debbie Prudden – Resident

**APPEARANCES:**

Debbie Prudden resident at 3805 94<sup>th</sup> Ave NE discussed privacy and view issues relating to hedges.

**MINUTES:**

- February 15, 2022 Special Meeting
- March 8, 2022 Joint Town Council and Planning Commission Special Meeting

**MOTION:** Motion by Commissioner Sims seconded by Commissioner Shiu to approve the minutes of the February 15, 2022 special meeting as presented.

**VOTE:** 3 For, 0 Against. Motion carried.

**MOTION:** Motion by Commissioner Sims seconded by Commissioner Shiu to approve the minutes of the March 8, 2022 Joint Town Council and Planning Commission Special Meeting as presented.

**VOTE:** 3 For, 0 Against. Motion carried.

**STAFF REPORTS:**

Deputy Clerk Wilcox noted the Council's direction for the Planning Commission's 2022 Work Plan.

**REGULAR BUSINESS:**

**PCAB 22-04 – Discuss 2022 Planning Commission Work Plan**

Attorney Emily Miner discussed direction by the Town Council to conduct a narrowly tailored review of amendments to the tree code to consider adding incentives for reduced setbacks and increased lot coverage to preserve significant trees.

The Commissioners discussed an incentives program and they would like to receive input from the two members who were not in attendance. The consensus from the members in attendance was that incentives could decrease property values. Alternative incentives and funding options will be considered and presented from legal staff at the next Planning Commission meeting.

The Commission discussed:

- Reporting and transfer of designated significant trees during home sales.
- Enforcement.
- Clear cutting.
- Tree density ratio.

Discussion items for next meeting:

- Review trees and hedges.
- Review hedge complaints.


Councilmember Scandella suggests providing information for property owners during permit submittals for their consideration on the benefits to saving trees on their properties.

**ADJOURNMENT:**

**MOTION:** Motion by Commissioner Shiu seconded by Commissioner Sims to adjourn the meeting at 8:04 p.m.

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

APPROVED:

  
David Feller, Substitute Chairman

ATTEST:

  
Austen Wilcox, Deputy Clerk

