

**YARROW POINT**  
**PLANNING COMMISSION SPECIAL MEETING AGENDA**  
**May 23, 2022**  
**7:00 p.m.**  
**Town Hall 4030 95<sup>th</sup> Ave NE, Yarrow Point, WA. 98004**  
**1-253-215-8782 Meeting ID: 873 6239 4900#**

Members of the public may participate in person at Town Hall or by phone/online. Town Hall has limited seating available up to 15 public members. Individuals who call in remotely who wish to speak live should register their request with the Deputy Clerk at 425-454-6994 or email [depclerk@yarrowpointwa.gov](mailto:depclerk@yarrowpointwa.gov) and leave a message before 4:30PM on the day of the May 23, 2022 Special Planning Commission meeting. Wait for the Deputy Clerk to call on you before making your comment. If you dial in via telephone, please unmute yourself by dialing \*6 when it is your turn to speak. Speakers will be allotted 3-minutes for comments. Please state your name and address and you will be asked to stop when you reach the 3-minute limit.

**Join Zoom Meeting**

<https://us02web.zoom.us/j/87362394900>

**Or call in (audio only)**

1-253-215-8782

Meeting ID: 873 6239 4900#

1. **CALL TO ORDER:** Commission Chairperson, Carl Hellings
2. **COMMISSION ROLL CALL:** Commissioners Chuck Hirsch, David Feller, Jeffrey Shiu and Lee Sims

**3. APPEARANCES:**

Members of the public may speak concerning items that either are or are not on the agenda. The Planning Commission takes these matters under advisement. Please state your name and address and limit comments to 3 minutes. If you call in via telephone, please unmute yourself by dialing \*6 when it is your turn to speak. Comments via email may be submitted to [depclerk@yarrowpointwa.gov](mailto:depclerk@yarrowpointwa.gov) or regular mail to: Town of Yarrow Point 4030 95<sup>th</sup> Ave NE Yarrow Point, WA. 98004.

**4. MINUTES**

- April 18, 2022 Regular Meeting

**5. STAFF REPORTS**

**6. REGULAR BUSINESS:**

7. **PCAB 22-05** – Discuss alternative incentives and funding options for tree mitigation from legal staff
8. **PCAB 22-06** – Discuss trees and hedges
9. **PCAB 22-07** – Review tree and hedge complaints

**10. ADJOURNMENT**

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Town of Yarrow Point, 4030 95<sup>th</sup> Ave. NE, Yarrow Point, WA 98004  
425-454-6994, [townhall@yarrowpointwa.gov](mailto:townhall@yarrowpointwa.gov)*

**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:

ATTEST:

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David Feller, Substitute Chairman

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Austen Wilcox, Deputy Clerk

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<b>Review tree and hedge complaints</b>	<b>Proposed Planning Commission Action:</b> For review.
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**Summary:**

At the April 18 Planning Commission Meeting, the Commission requested to review tree and hedge complaint examples. The following locations are examples of current complaints.

1. 9092 NE 39<sup>th</sup> Pl – Complaint RE height of trees/hedges directly south of 9075 NE 40<sup>th</sup> Pl.
2. 3808 92<sup>nd</sup> Ave NE – Complaint RE height of fast-growing Leyland Cypress hedge.
3. 3837 94<sup>th</sup> Ave NE – Complaint RE very tall Leyland Cypress hedge.
4. 8850 NE 34<sup>th</sup> St – Complaint RE row of trees/plants/shrubs in excess of six linear feet bordering 3445 92<sup>nd</sup> Ave NE.

**Recommended Action:**

For review.