

**TOWN OF YARROW POINT
PLANNING COMMISSION REGULAR MEETING MINUTES
November 14, 2022**

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

CALL TO ORDER:

Commission Chairman Carl Hellings called the meeting to order at 7:04 p.m.

PRESENT:

Chairman: Carl Hellings

Commissioners: Chuck Hirsch
Jeffrey Shiu – Excused absence
David Feller
Lee Sims

Staff: Austen Wilcox – Deputy Clerk
Aleksandr Romanenko – SBN Planning
James Eager – SBN Planning

Guests: Scott Penner – Resident

APPROVAL/AMENDMENTS TO AGENDA

MOTION: Motion by Chairman Hellings seconded by Commissioner Sims to approve the amended agenda as presented.

VOTE: 4 for, 0 against. Motion carried.

STAFF REPORTS:

Deputy Clerk Wilcox gave a report of the October 17 regular Council meeting.

MINUTES:

- October 17, 2022 Regular Meeting

MOTION: Motion by Commissioner Hellings seconded by Commissioner Sims to approve the October 17, 2022 special meeting minutes as amended.

VOTE: 4 for, 0 against. Motion carried.

APPEARANCES:

Resident Scott Penner discussed hedge complaint arbitration. He discussed the current hedge code draft.

REGULAR BUSINESS:

PCAB 22-15 – Hedge Code Discussion

As discussed during prior Planning Commission meetings, there are ambiguities in the definition of the Town's Hedge Code that make it difficult to enforce hedge code regulations.

The definition of "hedge" is also problematic because it includes the word "tree" which creates a conflict with the private property tree code at Chapter 22.02 YPMC. These ambiguities in the code create challenges for enforcement,

The Planning Commission discussed the following:

- Definition
- Height
- Views
- Compared hedge code to nearby jurisdictions
- Setbacks
- Current hedge complaints
- Hedges on common or shared property line
- Neighbors agreeing on a different height limit than code

Commissioner Hirsch left the meeting at 8:32pm.

The Planning Commission would like to review a list of active hedge code complaints.

Town Planning staff will incorporate the following items into the next draft hedge code for review.

- Clarifying adjacency/abutting hedges
- Language for crowns
- Nonhomogeneous species
- Clarifying a ROW
- Number of plants constituting a hedge
- Boundaries & ROW

PCAB 22-16 – Review of HB 1220 and Example Ordinances

In October, the Planning Commission discussed Engrossed Second Substitute House Bill 1220 ("Bill"). The Bill eliminates zoning barriers related to the provision of transitional housing, permanent supportive housing, emergency shelters, and emergency housing. At the October meeting, the Commission directed the Town Planner to put together examples of ordinances that regulate the impact of the Bill in other towns. There is no requirement for the Town to enact any ordinance in response to the bill.

It is unlikely that any Yarrow Point homes or developable lands would be purchased for one of these facilities due to market conditions. The most likely scenario is if a homeowner donates their Yarrow Point home for transitional or permanent supportive housing.

The Planning Commission discussed:

- Codes relating to 1220 from nearby jurisdictions
- Zoning
- Restrictions

PCAB 22-17 – Comprehensive Plan Status Update

The SBN Planning team has reviewed the relevant Periodic Update and Critical Areas Ordinance checklists and Yarrow Points' relevant plans and municipal code. After a thorough review of the Town's Comprehensive Plan, these checklists include requirements for relevant sections of the Stormwater Management Plan, Shoreline Master Program, and Municipal Code. While Yarrow Points' planning documents are compliant with some parts of the checklists, there are sections of the checklists which have been updated significantly since 2015 and will require more considered updates to the plan.

The Planning Commission discussed:

- Zoning
- Public outreach
- \$100k grant the Town was awarded for the Comprehensive Plan update
- Planning staff will keep the Planning Commission up to date of their progress and request their feedback.

APPEARANCES:

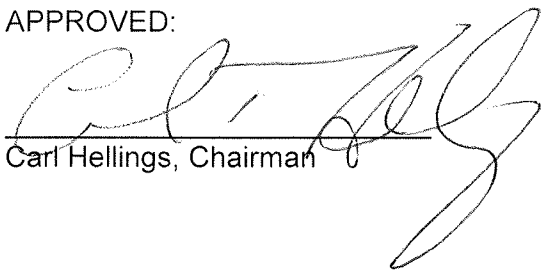
Resident Scott Penner provided comment on the draft hedge code.

ADJOURNMENT:

MOTION: Motion by Commissioner Hellings seconded by Commissioner Feller to adjourn the meeting at 9:46 p.m.

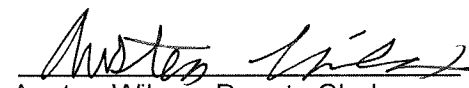
VOTE: 3 for, 0 against. Motion carried.

APPROVED:



Carl Hellings, Chairman

ATTEST:



Austen Wilcox, Deputy Clerk