

**TOWN OF YARROW POINT  
PLANNING COMMISSION REGULAR MEETING MINUTES  
March 21, 2023**

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

**1. CALL TO ORDER:**

Commission Chairman Carl Hellings called the meeting to order at 7:00 p.m.

**PRESENT:**

Chairman:	Carl Hellings
Commissioners:	Chuck Hirsch Jeffrey Shiu – <i>Excused absence</i> David Feller Lee Sims – <i>Attended virtually</i> Ex officio Planning Commissioner Carl Scandella
Staff:	Austen Wilcox – Deputy Clerk Aleksandr Romanenko – Town Planner
Guests:	Josh Gribble Dana Gribble Councilmember Kathy Smith

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. APPROVAL/AMENDMENTS TO AGENDA**

**MOTION:** Motion by Commissioner Hirsch, seconded by Chairman Hellings to approve the agenda as presented.

**VOTE:** 4 for, 0 against. Motion carried.

**5. STAFF REPORTS:**

Deputy Clerk Wilcox gave a report of the March 14 regular Council meeting.

Planner Aleksandr Romanenko discussed house bills currently in legislation relating to zoning changes.

Ex officio Planning Commissioner Carl Scandella shared discussion Council had regarding the house bills in legislation.

**6. PUBLIC COMMENT**

None.

**7. MINUTES:**

MOTION: Motion by Commissioner Feller, seconded by Commissioner Hirsch to approve the January 17, 2023 special meeting minutes as presented.

VOTE: 4 for, 0 against. Motion carried.

## **8. REGULAR BUSINESS:**

### **8.1 Comprehensive Plan Update**

The Commission discussed a survey the Town Planner sent to Commissioners intended to gather the Commissioners' sentiments and level of satisfaction with the Town's approach to the broad themes the Plan will cover. The Commission reviewed an exhibit that covers the results of this survey and how Commission responses could impact the development of questions for the broader public survey.

The process of updating the comprehensive plan this month included conducting a Land Capacity Analysis, reviewing MSRC's Plan Review checklist, and preparing materials for a public launch of mailers and a web page in the coming months.

### **8.2 – Hedge Code**

The Commission discussed the need to look at existing hedge complaints within the Town, and to apply the draft code to see where amendments may be made to refine and finalize the draft. The Mayor, two commissioners, and Town Planner visited several sites and reviewed the hedge complaints.

The Planning Commission discussed:

- Grandfathering of existing hedges;
  - Neighbor maintenance agreements staying with the property after change of ownership;
  - Leave the Town's role in enforcement as-is.
  - Additional consideration for trees comprising a hedge by current draft definition.
- The draft code was found to be applicable to all visited sites and would define the subject of the complaints as hedges in all instances.
- Retain the current code definition of a hedge;
  - Mediation; and
  - Create a hedge code summary/FAQ handout for public.

MOTION: Motion by Chairman Hellings, seconded by Commissioner Hirsch to recommend that the Town Council approve the draft development standards code amendments as presented by the Planning Commission.

VOTE: 4 for, 0 against. Motion carried.

### **8.3 – Development Standards Code HB-1220**

Town Council reviewed the draft amendments during their February meeting and directed the Town Planner to develop amendments that were strict, concise, and clear. Council direction also included a focus on parking, mitigating neighborhood impacts, and making sure safety is considered.

The Planning Commission reviewed the updated draft code.

MOTION: Motion by Chairman Hellings, seconded by Commissioner Hirsch to recommend that the Town Council approve the draft development standards code updates with two amendments; add or substitute the radius of a half a mile width minimizing the number of units allowed on Yarrow Point, and address waste nuisance and blight through cross reference or definition of the existing Town Code.

VOTE: 4 for, 0 against. Motion carried.

*Commissioner Hirsch left the meeting at 9:09 p.m.*

#### **8.4 – SEPA Overview**

A recommendation has been made to the Mayor to review the SEPA flexible exemption thresholds (State Environmental Policy ACT). The Planning Commission has been asked to determine if a change should be made to the Town's fill and excavation threshold as it relates to SEPA. The Town's current SEPA threshold is 100 cubic yards of fill and excavation. The range for the fill and excavation threshold is 100 – 1000 cubic yards WAC 197-11-800. A brief overview of SEPA from the WA State Department of Ecology has been included in the packet, along with WAC 197-11-800.

The Planning Commission discussed.

MOTION: Motion by Commissioner Feller, seconded by Chairman Hellings to make no change to the Town's 100 cubic yard SEPA threshold.

VOTE: 3 for, 0 against. Motion carried.

#### **8.5 – Eagle Protections**

Commissioner Lee Sims has brought to the attention of the Town Mayor and Staff a lack of explicit protections to eagles provided by the Town. The Town is home to several known eagle nests. While Federal protections exist for eagles, the Town could do more in the way of protecting specific sites and making explicit the existing Federal protections for future development projects in the Town. Staff will discuss the general options as outlined by state and federal agencies.

The Planning Commission discussed measures for protection.

Ex officio Planning Commissioner Carl Scandella suggests modifying the existing tree code to designate trees for eagle protection.

Councilmember Kathy Smith discussed a permit process for developers to go through regarding building around protected trees.

MOTION: Motion by Commissioner Feller, seconded by Chairman Hellings recommending that the Town Council add eagle protection as an item to the Planning Commission's 2023 Work Plan noting, sooner the better.

VOTE: 3 for, 0 against. Motion carried.

**9. PUBLIC COMMENT:**

Resident Dana Gribble discussed hedges relating to views and the definition of a hedge compared to a tree. She discussed hedge maintenance costs and the privacy that hedges offer. Some residents appreciate privacy while others want a view. Property taxes are higher now and many appreciate paying for their view.

**10. ADJOURNMENT:**

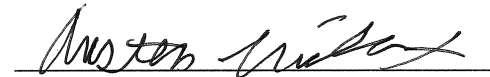
MOTION: Motion by Chairman Hellings, seconded by Commissioner Feller to adjourn the meeting at 9:37 p.m.

VOTE: 3 for, 0 against. Motion carried.

APPROVED:

 *FOR CARL  
HELLINGS*  
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Carl Hellings, Chairman

ATTEST:

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Austen Wilcox, Deputy Clerk