

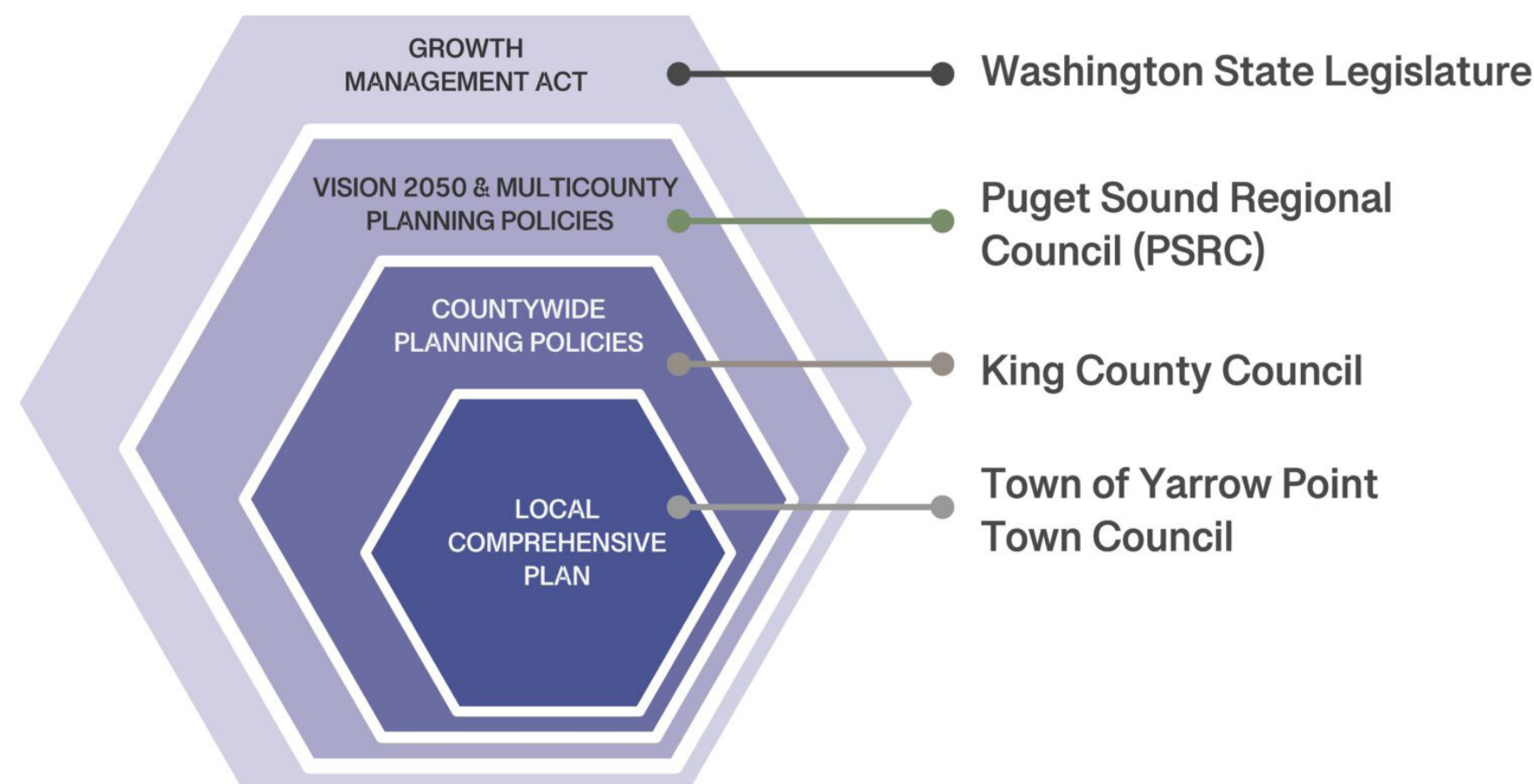
## COMPREHENSIVE PLAN UPDATE

### What is the Comprehensive Plan?

The Comprehensive Plan of Yarrow Point is a strategic policy framework that sets out the community’s vision for future growth and development. It serves as a collective vision for the type of town that Yarrow Point residents and visitors aspire to create. The plan outlines how the town will handle population growth and environmental factors and ensure essential services and facilities are provided to meet the community’s needs for the next 20 years. The elements of the plan include *Land Use, Capital Facilities, Utilities, Transportation, Housing, Economic Development, Parks, Recreation and Open Space, and Climate Change.*



### How does this plan interact with other local and regional planning?



### Why is it important to me?

The plan will set a clear vision for the community’s future, including goals for land use, transportation, housing, climate change, and community services. In addition, it will provide a roadmap for future decision-making to ensure Yarrow Point remains an attractive place to live, work, and play.

The plan will embrace the priorities of residents, preserving the community’s unique character, promoting economic prosperity, protecting natural resources, and improving quality of life by addressing issues like traffic congestion and housing. Ultimately, a Comprehensive Plan is essential to the long-term health Yarrow Point and the well-being of its residents.



### New Housing Legislation

#### House Bill 1220

Requires jurisdictions to allow permanent supportive, transitional, and emergency housing types under certain conditions. The current legislation requires jurisdictions to demonstrate sufficient housing capacity by income bracket, however it has not yet been determined how this applies to Yarrow Point. These brackets are set by the state for area median income (AMI) and include lower-income brackets from 0-80% AMI.

#### House Bill 1110

Sometimes referred to as the Middle Housing Bill, House Bill 1110 was passed in 2023 as part of a push for “missing middle” housing development in Washington. This bill intends to lower barriers for housing options on single-family lots, such as duplexes, stacked flats, and cottages.

#### House Bill 1337

Also passed in 2023 and called the ADU Bill, this bill increases the potential size for ADUs and changes parking regulations. Yarrow Point is currently securing a grant to explore impacts of HB 1110 and HB 1337 and how they might be implemented.

### Important Comprehensive Plan Terms to Know

#### Buildable Lands

Calculating all land that is suitable, available, and necessary for development, including both vacant land and developed land in the town.

#### Land Capacity Analysis

Estimates the growth upon the town’s land area when all lots are developed to their highest capacity allowed under zoning. This includes estimating potential Accessory Dwelling Units and Detached Accessory Dwelling Units, and subdividing large lots.

#### Growth Management Act

The Growth Management Act (GMA), was adopted in 1990 to address ways to accommodate growth and development in Washington State. It offers policies and guidelines for the type, amount, timing, and location of new development for vibrant and sustainable community growth.

The policies in the GMA for zoning means that the local zoning has to *allow* for certain types of development, but it’s not a directive to do so.

#### Housing Capacity

Housing capacity includes accessory dwelling units (ADUs) and detached accessory dwelling units (DADUs) in the total possible unit count, not just the single-family homes on the lots.

#### Emergency Shelters and Housing

- Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless, including severe weather shelters, emergency shelters, and emergency housing.
- Not currently in Yarrow Point’s code

#### Transitional Housing

One or more dwelling units owned, operated, or managed by a nonprofit organization or governmental entity in which supportive services are provided to individuals and families that were formerly homeless, with the intent to stabilize them and move them to permanent housing within a period of not more than 24 months, or longer if the program is limited to tenants within a specified age range or the program is intended for tenants in need of time to complete and transition from educational or training or service programs.

- As defined when adopted in 2023 to Yarrow Point’s code.

#### Permanent Supportive Housing

One or more subsidized, leased dwelling units with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident’s health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in Chapter 59.18 RCW.

- As defined when adopted in 2023 to Yarrow Point’s code.