



## Town Planning Commission Regular Meeting

Tuesday, January 16, 2024 – 7:00PM  
Town Hall/Virtual  
4030 95<sup>th</sup> Ave NE, Yarrow Point, WA. 98004

**Commission Chairperson:** Carl Hellings  
**Commissioners:** Chuck Hirsch, David Feller, Jeffrey Shiu, and Lee Sims  
**Town Planner:** Aleksandr Romanenko - SBN Planning  
**Town Attorney:** Emily Romanenko – OMW  
**Clerk-Treasurer:** Bonnie Ritter  
**Deputy Clerk:** Austen Wilcox

### Meeting Participation

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 7:00 PM on the day of the 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 if you wish.) You will be asked to stop when you reach the 3-minute limit.

### **Join on computer, mobile app, or phone**

1-253-215-8782

<https://us02web.zoom.us/j/83834888829>

Meeting ID: 838 3488 8829#

1. **CALL TO ORDER:** Commission Chairperson, Carl Hellings
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Commissioners, Chuck Hirsch, David Feller, Jeffrey Shiu, Lee Sims
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF THE MINUTES**  
December 19, 2023, Regular Planning Commission Meeting
6. **STAFF REPORTS**
  - 6.1 SR Comprehensive Plan Update - (15 min)
  - 6.2 SR Middle Housing - (10 min)
7. **PUBLIC COMMENT**

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 if you wish) 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.

8. **REGULAR BUSINESS**
  - 8.1 Private Property Tree Code - (50 min)
9. **PUBLIC COMMENT**
10. **ADJOURNMENT**

**TOWN OF YARROW POINT  
TOWN PLANNING COMMISSION REGULAR MEETING  
December 19, 2023  
7:00 p.m.**

The Town Planning Commission of the Town of Yarrow Point, Washington met in regular session on Tuesday, December 19, 2023, at 7:00 p.m. in the Council Chambers of Town Hall.

**PLANNING COMMISSION PRESENT:** Chair Carl Hellings, Commissioners David Feller, Chuck Hirsch (attended virtually), Jeff Shiu, and Lee Sims.

**STAFF PRESENT:** Deputy Clerk Austen Wilcox, and Planner Aleksandr Romanenko

**1. CALL TO ORDER**

Chair Hellings called the Planning Commission meeting to order at 7:03 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. APPROVAL OF AGENDA**

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

**VOTE:** 5 for, 0 against. Motion carried.

**5. APPROVAL OF THE MINUTES**

- November 21, 2023 Regular Meeting

**MOTION:** Motion by Commissioner Feller, seconded by Commissioner Hirsch to approve the November 21, 2023 special meeting minutes as presented.

**VOTE:** 5 for, 0 against. Motion carried.

**6. STAFF REPORTS**

Deputy Clerk Wilcox provided a report of the November Council meeting.

**6.1 SR Comprehensive Plan Update**

Planner Romanenko discussed a draft chapter for Transportation that has been included for the Commission to review. The chapter draft has been annotated with highlights to facilitate review and commenting. Chapter reviews will set up a smooth adoption process in the Spring of 2024, ahead of the December 2024 deadline for the Comprehensive Plan.

The Planning Commission discussed.

**7. PUBLIC COMMENT**

Will Cahill read a prepared statement into the record from his client, the Anderson-Wang family, relating to property 4015 95<sup>th</sup> Ave NE. This statement was to share their hopes and intentions for the property while balancing wildlife and environmental impacts to the property. They greatly appreciate having a fair and reasonable opportunity to work with the town for making their dreams come true.

Will Cahill then spoke as the real estate broker representing the buyer of 4015 95<sup>th</sup> Ave NE. He shared his client's dreams to design two homes on the property and their intention to not clear cut the lot. He discussed his client's fulfillment of complying with permit regulations with the town and federal requirements. He discussed correspondence between a member of the Planning Commission and Mayor

attempting to slow down the permitting process. His client would greatly appreciate the opportunity to work with the town with an open mind and fair application of the rules.

Resident Steve Scalzo requested clarification on the public comment period and chose to save his questions for the second comment period. He noted that boats in cozy cove that have devices for creating waves are causing significant damage to the bulkheads.

Resident Meredith Shank is concerned about maintaining the character of Yarrow Point and maintaining the tree canopy.

Deputy Clerk Wilcox read a letter into the record from resident Dicker Cahill concerning ongoing public records requests, correspondence between the mayor and the buyer of property 4015 95<sup>th</sup> Ave NE and input and regarding the tree code. A suggestion is made to consider putting the tree code on the ballot for the residents to vote on.

## **8. REGULAR BUSINESS**

### **8.1 – Private Property Tree Code**

Planner Romanenko reviewed the discussion at the previous Planning Commission meeting. He discussed:

- Resident tree petition;
- Staff review of tree permits;
- Matrix regarding tree protection categories;
- Tree canopy retention;
- Review of tree codes from surrounding Points jurisdictions;
- Resident input to increase tree code restrictions and those who do not want increased restrictions;
- Option to identify protected trees;
- Incentives to preserve trees;
- Replacement like for like trees;
- Process to put a vote of the ballot for the tree code;
- Lowering the significant tree number;
- Inclusion of fees to cover staff costs in tree permit costs; and
- Incentivizing the preservation of “heritage trees” during the design and development process of new homes.

Commissioner Shiu left the meeting at 8:44 p.m.

The Planning Commission discussed having Chair Hellings provide an update to the Town Council at their regular January 9 meeting.

## **9. PUBLIC COMMENT**

Resident Steve Bush thanked the Planning Commission for their research. He discussed tree values, code restrictions, and his discussions talking with residents about the tree code.

Resident Steve Scalzo thanked the Planning Commission for their efforts reviewing the tree code and the importance of it. He discussed maintenance with respect to the town’s code for his property.

The Planning Commission discussed Chair Hellings to present PC proposal at the January Council 9 meeting to get feedback and guidance.

**MOTION:** Motion by Commissioner Hirsch, seconded by Commissioner Sims to have Chair Hellings work with the Town Planner to build out a matrix that has some specific restrictions as called out in the meeting including setbacks vs. buildable lots, creating a heritage tree category, lower significant tree number to 12”,

increase mitigation bond time period and cost requirements, increase mitigation of significant trees in a buildable area to 2:1, and present that to Council going forward.

VOTE: 4 for, 0 against. Motion carried.

**10. ADJOURNMENT:**

MOTION: Motion by Chairman Hellings, seconded by Commissioner Hirsch to adjourn the meeting at 9:12 p.m.

VOTE: 4 for, 0 against. Motion carried.

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Carl Hellings, Chair

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Attest: Austen Wilcox, Deputy Clerk

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<b>Comprehensive Plan Update</b>	<b>STAFF REPORT</b>
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<b>Presented by:</b>	Town Planner
<b>Exhibits:</b>	Draft Chapter: Climate Change and Sustainability Draft Chapter: Parks, Recreation, and Open Space

**Background:**

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, environmental factors, and ensure essential services and facilities are provided to meet the community's needs for the next 20 years. The update is a mandatory process which occurs every 10 years.

For a more detailed overview please visit: <https://yarrowpointwa.gov/comprehensive-plan/>

**Summary:**

Draft chapters for Parks, Recreation, and Open Space, and Climate Change have been included for the Commission to review. The chapter drafts have been annotated with highlights to facilitate review and commenting. Chapter reviews will set up a smooth adoption process in the Spring of 2024, ahead of the December 2024 deadline for the Comprehensive Plan. Chapters reviewed at past meetings: Economic development, Tribal planning, The Introduction, Essential Public Facilities, and Transportation.

**Resources**

- WA Department of Commerce: [Short Course on Local Planning](#)
- TYP: [Comprehensive Plan Page](#)

**Action Items**

- Staff Presentation on the Comprehensive Plan Status (10 min)
- Q&A (5 min)

# Chapter XX: Climate Change and Sustainability

## Introduction

### The Science of Climate Change

The gradual warming of the climate is unequivocal. Human activities are estimated to have caused 1.0°C of global warming above pre-industrial levels, and global warming is likely to reach 1.5°C in the next thirty years.<sup>1</sup> Additional evidence for this is displayed in worldwide measurements of increased sea temperature, the depleted total amount of ice and snow, rising sea levels, and increased concentrations of greenhouse gasses.

#### [Graphic of WA State impacts from 1.5C+]

The increased concentration of greenhouse gasses (GHG) in the atmosphere stems from using fossil fuels and inefficient land uses, which has resulted in significant changes to our regional and global climate. While the population of Yarrow Point is modest, it is important to address both the impacts of climate change on areas within the town's boundaries and the potential impacts on Yarrow Point by regional factors.

In Washington State, the impacts of climate change have resulted in more days per year of extreme heat, a reduction in winter snowpack, a greater likelihood of winter flooding due to higher temperatures, less water availability in the summertime, and sea level rise that could damage coastal areas.

#### [Relationships between climate change, resilience, adaptation, HM, and GHG Diagram]

### Key Definitions:

**Climate Change:** Climate change refers to the alteration of the global atmosphere attributed to human activity compared to natural climate variability. Climate change effects are not limited to global warming (increases in surface temperatures), but also include sea-level rise, ocean and ice sheet dynamics, ocean acidification, and extreme weather events.<sup>2</sup>

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<sup>1</sup> IPCC report (2018), Summary for Policymakers: Global Warming of 1.5°C

<sup>2</sup> From American Planning Association Washington Chapter. Executive Summary: Sustainable Washington 2009:

**Greenhouse Gasses:** Gasses that absorb heat (infrared radiation) emitted from the earth's surface. Increases in the atmospheric concentration of these gasses cause Earth to warm by trapping more of this heat. These gasses include water vapor, CO<sub>2</sub>, methane, nitrous oxide, and ozone.

**Sustainability:** Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.<sup>3</sup>

**Mitigation:** Reduction of contributing factors, or increase in factors which reduce impacts.

**Adaptation:** Adaptation to climate change is transitioning from a phase of awareness to the creation of strategies and plans. In the context of climate change, this process allows communities to adjust to new climate conditions in order to reduce risks to valued assets such as roads and buildings, health and wellbeing, and forests and wildlife. This includes climate preparedness, response, and recovery.

**Hazard Mitigation:** Any sustained action to reduce or eliminate long-term risk to people and property from natural hazards and their effects.<sup>4</sup>

## Identification of Climate Impacts on Yarrow Point

Climate change poses significant challenges to communities, including Yarrow Point. Increasing temperatures are the most significant threat to Yarrow Point and therefore much of the following document will address issues around extreme heat and the impacts of these heat events.

The residents of Yarrow Point particularly value the close-knit community atmosphere, accessibility of Lake Washington, and access to greenspaces throughout the town and region. Much of the social cohesion occurs outdoors in the pedestrian zone of the street and green spaces. As a result, the detriment of one harms the other. Increased risk of extreme heat events will harm the interaction between social and environmental assets. While this plan organizes these impacts as social and environmental, it is important to remember that these impacts occur across social and environmental spheres.

### [Climate Risks Graphic]

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Planning for Climate Change. November 2009.

<sup>3</sup> This foundational definition of sustainability was established by the 1987 report from the World Commission on Environment and Development, Our Common Future (the 'Brundtland' report).

<sup>4</sup> NOAA website (2022), U.S. Climate Resilience Toolkit glossary

## Projected environmental impacts

### Environment

Yarrow Point's natural resources and environmental assets contribute to its character. It is essential to assess the potential impacts on the local ecosystems, water bodies, wildlife, and the overall biodiversity of Yarrow Point. Identifying potential climate impacts on habitats can guide conservation efforts and enhance resilience.

### Urban Tree Canopy

#### [MAP OF YARROW POINT TREE CANOPY]

Yarrow Point's urban tree canopy provides numerous benefits, including shade, air quality improvement, and habitat for wildlife. Yarrow Point has been awarded the "Tree City USA" status for ## years. Climate change will impact the health and resilience of trees, making it necessary to identify potential risks such as increased heat stress, invasive pests, or extreme weather events, while considering watering, undergrowth plantings, and planting more drought tolerant plants and trees.

## The projected impact on community assets

### Pollution

Yarrow Point currently ranks 9 out of 10 in its proportional share of airborne diesel pollution, aligning with other communities along the eastern shore of Lake Washington.<sup>5</sup> This occurs due to the topographic location of Yarrow Point, seasonal wind patterns, and its proximity to roadways. Addressing this issue will be important to reduce pollution and improve air quality, considering the potential exacerbation of health risks in a changing climate.

### Social

Yarrow Point's social assets play a vital role in the community's well-being and resilience. Understanding how climate change may affect these assets is crucial for future planning and adaptation. This includes identifying potential impacts on community cohesion, social services, public health, and the overall quality of life for residents. With an aging population, resilience planning for extreme weather events, community outreach, and resources for residents to be informed and safe is essential to the longevity of yarrow point's social assets.

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<sup>5</sup> <https://fortress.wa.gov/doh/wtnibl/WTNIBL/>



## Infrastructure

Climate change is expected to increase the potential for infrastructure damage and service disruptions, and may also lead to higher operating costs and reduced asset life. Some minor benefits may be realized, including the potential for fewer snow-related road closures. The specific nature of impacts on infrastructure will vary depending on infrastructure location, age, design tolerances, and other factors. Yarrow Point currently experiences a high level of service throughout town, however, as climate change begins to impact infrastructure it is important to quantify the potential damage. An in depth assessment can inform strategies for infrastructure maintenance, upgrades, and improvements in the face of climate-related risks.

Most climate change impacts evaluated are expected to increase risks to infrastructure. Impacts that can increase risks to infrastructure include projections for more frequent or more severe flooding, extreme heat, extreme precipitation, erosion, wildfire, and inundation of low-lying areas. Projected changes in extreme events are more likely to damage infrastructure than changes in average conditions.<sup>6 7</sup>

### [Photo of 520]

Some climate change impacts may slightly decrease risks or create minor benefits. Projections for lower winter snowpack and warmer winter temperatures may decrease the frequency of snow-related closures on mountain highways. However, extreme snowfall events will still occur, requiring continued maintenance of emergency response capacity.<sup>8</sup> Warmer spring and fall temperatures may extend the construction season, possibly improving cost efficiencies.

While changes in snowfall and precipitation might save costs in some places, these altered patterns of snowfall, rain, and snowmelt, result in a shift in how our region receives and stores water. Broadly, the region will receive more water in the fall, winter, and early spring, and less in the summer – when we need it the most. Water use strategies and policies should be evaluated by Yarrow Point in order to address hotter drier summers.

## Economic

While Yarrow Point may not have specific economic assets within its boundaries, it is essential to understand the broader economic impacts of climate change in the region. This includes

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<sup>6</sup> MacArthur, J. et al. 2012. Climate Change Impact Assessment for Surface Transportation in the Pacific Northwest and Alaska. Region X Northwest Transportation Consortium, OTREC-RR-12-01, WA-RD #772.1.

<sup>7</sup> (WSDOT) Washington State Department of Transportation. 2011. Climate Impacts Vulnerability Assessment. Report prepared by the Washington State Department of Transportation for submittal to the Federal Highway Administration, Olympia, Washington.

<sup>8</sup> Hamlet, A.F. 2011. Impacts of climate variability and climate change on transportation systems and infrastructure in the Pacific Northwest. White Paper prepared for the Western Federal Lands-Highway Division by the Climate Impacts Group, University of Washington, Seattle

considering potential effects on local/regional businesses, property values, and employment opportunities.

The economic risk of climate change is not unique within the state. More extreme weather has the potential to weaken economic growth through damage to the capital stock and labor supply, and labor productivity will weaken as the world economy adjusts to higher temperatures. Inflation may rise through the growing cost of food, energy, and insurance. While Yarrow Point is insulated against many of the direct impacts of climate change, these impacts will be felt through secondary costs to the residents of Yarrow Point and the region.

## Review of Existing Plans

This chapter aligns the Yarrow Point Comprehensive Plan with current laws, projected state laws, and national laws to help greenhouse gas reduction while preparing for the adverse effects of climate change.

### Growth Management Act

This comprehensive plan for Yarrow Point closely follows the Department of Commerce's guidance, ensuring compliance with their recommendations for counties and cities to address climate change within their comprehensive plans. 2023 House Bill 1181, introduces a climate goal to the Growth Management Act (GMA) and requires local comprehensive plans to incorporate a climate element with sub-elements for resilience and greenhouse gas emissions mitigation.<sup>9</sup> Yarrow Point will need to fully comply with the requirements of HB 1181 by 2029. The Town has been awarded a grant to develop a climate element and will incrementally work on compliance ahead of the 2029 deadline.

Three specific elements within the legislation directly impact Yarrow Point's Comprehensive Plan. Firstly, it mandates the inclusion of a resilience or climate sub-element in each plan. This sub-element must feature goals and policies aimed at enhancing climate preparedness, response, and recovery efforts. This requirement is mandatory for all counties and cities fully planning under the GMA. Secondly, the climate element must prioritize economic, environmental, and social co-benefits while giving consideration to environmental justice. Lastly, as Yarrow Point is within King County, it must consider and incorporate elements from the county's greenhouse gas emissions sub-element.<sup>10</sup> This sub-element necessitates the inclusion of goals and policies aimed at reducing emissions and vehicle miles traveled within the community.

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<sup>9</sup> <https://lawfilesexternal.wa.gov/biennium/2023-24/Pdf/Bills/SessionLaws/House/1181-S2.SL.pdf?q=20230615091639>

<sup>10</sup> <https://deptofcommerce.app.box.com/s/dwnn8e1lec3oulycutsy4xsctxm7xf8>

## Shoreline Management Program

The Shoreline Management Program for Yarrow Point serves as a guiding framework for the management and protection of the town's shoreline areas. By reviewing this program through a climate lens, Yarrow Point can effectively identify potential risks to shoreline habitats and leverage opportunities to enhance shoreline resilience through nature-based solutions, green infrastructure, and adaptive management approaches.

One area of overlap between the Shoreline Management Program and this chapter lies in the preservation of species and ecosystems. Wetlands, in particular, play a vital role in mitigating climate change by acting as carbon sinks and absorbing carbon dioxide from the atmosphere. Yarrow Point is fortunate to have multiple wetlands within its public parks and in close proximity.

### **[Map Showing Wetland Areas in and around TYP]**

To further support Yarrow Point's climate mitigation strategies, it is crucial to encourage and assist local residents in expanding and protecting wetland areas on public and private property where appropriate. By promoting wetland conservation efforts, the town can enhance its overall climate resilience by maximizing the potential of these natural carbon sequestration systems.

The integration of wetland conservation into the Shoreline Management Program and this chapter of the comprehensive plan underscores Yarrow Point's commitment to climate resilience and environmental stewardship. This approach aligns with federal, state, regional and global efforts to address climate change and acknowledges the important role of wetlands in mitigating its impacts.

By expanding and protecting wetland areas, Yarrow Point can not only enhance its climate mitigation strategies but also contribute to the preservation of local biodiversity, water quality, and overall ecological health. Such efforts will strengthen the resilience of the shoreline habitats and ensure a sustainable and vibrant natural environment in Yarrow Point.

## Yarrow Point Tree Regulations

The preservation of a substantial number of trees in our region is crucial due to their role in absorbing carbon dioxide and storing carbon in their biomass. Unlike many other plants, trees can store more carbon and retain it for longer periods due to their larger size, density, and longer lifespan.

In alignment with goals in the Yarrow Point Comprehensive Plan, it is advisable to review and potentially revise the Yarrow Point Tree Regulation in consideration of more canopy retention. By aligning with the broader regional trend, Yarrow Point can enhance its commitment to environmental stewardship and carbon sequestration. Review of the existing Private and Public property tree codes to align with long term goals of canopy retention will be part of the long range climate planning projects associated with HB1181 compliance.

# Goals and Policies

## Goal C-1: Promote building types that conserve energy and limit greenhouse gas emissions

Policy C-1.1: Support reductions of energy use in existing buildings and limit emissions growth in new buildings.

Policy C-1.2: Reduce GHG emissions through energy efficiency and the use of low-carbon energy sources in buildings and site and infrastructure development. Support the State's goal to construct energy-efficient homes and buildings that achieve the goal of building zero fossil-fuel greenhouse gas emission homes and buildings by the year 2031 (RCW 19.27A.020).

Policy C-1.3: Consider creating incentives to encourage increased energy efficiency and the use of sustainable building methods and materials, such as those specified under certification systems like LEED, Built Green, Salmon-Safe, Evergreen Sustainable Development Standard, Green Globes, and Living Building Challenge. Policy X: Adopt new energy codes as they are updated by the state.

Policy C-1.4: Promote the adaptive reuse and remodeling of existing buildings recognizing the emission-reduction benefits of retaining existing buildings instead of building new ones.

Policy C-1.5: Whenever plausible, use green stormwater infrastructure and low-carbon materials when designing and building infrastructure when feasible.

Policy C-1.6: Apply for grants to develop technical assistance to help owners retrofit older buildings for energy conservation and the use of new technologies, such as solar power.

Policy C-1.7: Promote tax incentives available for the renovation of older buildings.

## Goal C-2: Support alternative energy sources

Policy C-2.1: Support implementation of Washington State's Renewable Portfolio Standard and federal policy on reducing GHG emissions from power production.

Policy C-2.2: Evaluate the removal of existing barriers in the municipal code that limit the expansion of solar panels on private and public property such as height limits and setback restrictions.

Policy C-2.3: Support and remove existing barriers in the municipal code that limit the expansion of green roofs on private and public property

Policy C-2.4: Encourage installation of distributed energy resources, which are small-scale power generation technologies, typically in the range of 3 to 10,000 kW, located close to where electricity is used to provide an alternative to or an enhancement of the traditional electric power system.

Policy C-2.5: Aim to develop regulations that provide solar access or solar easements to ensure that solar systems are not blocked or made less efficient by development on neighboring properties.

Policy C-2.6: Review the feasibility of purchasing power from renewable sources or direct a portion of town utility payments toward investments in renewable energy.

Goal C-3: Promote economic activity that is in line with community values

Policy C-3.1: Encourage community gardens and community-supported agriculture (CSA).

Goal C-4: Support policies and plans that protect residents of Yarrow Point through Emergency Management and Hazard Mitigation best practices.

Policy C-4.1: Implement the Hazard Mitigation Plan recommendations for assessing the capabilities of the town to deal with severe weather events.

Policy C-4.2: Identify areas where urban heat island effects will be greatest and target these areas for additional tree planting.

Policy C-4.3 Encourage the use of green roofs and green walls, cool roofs, cool pavement, and additional landscaping in these areas.

Policy C-4.4: Consider the creation of a Hazard Mitigation Plan with actions related to heat waves, including education, training, and outreach efforts.

Goal C-5: Preserve environmental characteristics that help mitigate the impacts of climate change on Yarrow Point.

Policy C-5.1: Promote development in a manner that protects existing vegetation and hydrologic features.

Policy C-5.2: Preserve existing vegetation and encourage planting species that can withstand our changing climate.

Policy C-5.3: Encourage the use of native plants to provide habitat for native species that are in decline.

Policy C-5.4: Encourage the reduction in lawn areas.

Policy C-5.5: Protect and expand the town's tree canopy for stormwater management as well as carbon sequestration.

Policy C-5.6: Protect lands bordering Yarrow Point and adjacent communities that are in a natural state through the use of cooperative and interlocal agreements.

Policy C-5.7: Encourage methods of landscape design and maintenance and agriculture that reduce or eliminate the use of pesticides, herbicides, and synthetic fertilizers. Provide education to private property owners and their representatives.

Goal C-6: Support the health and well-being of all residents in Yarrow Point

Policy C-6.1: Consider using tools such as health impact assessments to improve the health of the community's lifestyle and living.

Goal C-7: Improve air quality for present and future generations and reduce the impacts of climate change by reducing greenhouse gas (GHG) emissions

Policy C-7.1: Look into Removing barriers and support new initiatives that reduce greenhouses gasses

Goal C-8: Protect the public interest and involve citizens in climate change decision-making actions.

Policy C-8.1: Develop and improve a Communications Plan to keep residents informed of local conditions

Policy C-8.2: Provide ongoing public outreach to educate the community and build support for measures to reduce GHG emissions and adapt to the impacts of climate change.

Policy C-8.3: Engage with groups that educate residents and businesses on the science of climate change, the risks associated with it, the benefits of climate action strategies, the potential impacts that behavior changes by individuals and businesses can have, and the cost of delaying actions.

Goal C-9: Assist vulnerable populations who are disproportionately affected by the impacts of climate change. These populations include the elderly, very young, and disabled populations.

Policy C-9.1: Support programs that increase the health and well-being of residents.

Policy C-9.2: Consider the addition of a cooling station at Town Hall for the elderly and those without air conditioning.

Goal C-10: Encourage and create opportunities for alternative transportation options to reduce greenhouse gas emissions.

Policy C-10.1: Support expansion of public transit, commute trip reduction, vanpooling, ridesharing, biking, and walking as low-carbon transportation choices.

Goal C-11: Encourage facilities that support the adoption and use of electric vehicles

Policy C-11.2: Support or provide incentives for electric vehicle charging stations.

Policy C-11.3: Consider requiring the installation of charging equipment in new and remodeled developments.

Goal C-12: Find methods to reduce waste production and streamline waste management practices

Policy C-12.1: Support higher rates of recycling and zero waste of resources that have economic value for reuse, resale, and recycling.

Policy C-12.2: Collaborate with other municipalities in reducing waste streams

Policy C-12.3: The town should support second use markets and repurposing/resale of used goods.

Policy C-12.4: Promote eco-development, in which a waste stream from one development becomes the raw material for another.

Policy C-12.5: When structures are demolished, encourage the deconstruction of buildings and reuse of salvageable material.

Goal C-13: Strive to preserve and protect water resources.

Policy C-13.1: Retain any existing publicly owned open surface water systems in a natural state and undertake programs to rehabilitate any degraded conditions.

Policy C-13.2: Maintain and improve surface water quality as defined by state and federal standards.

Policy C-13.3: Review and update necessary stormwater drainage regulations to ensure they meet State standards for the protection of fish species listed in the Endangered Species Act (ESA).

Policy C-13.4: Promote soil stability and use of natural drainage ways by encouraging the retention of existing native vegetation near water and slopes.

Policy C-13.5: Restrict surface water runoff rates, volumes, and quality to predevelopment levels for all new development and redevelopment projects.

Policy C-13.6: Minimize and control soil erosion during and after construction through the use of best management practices and appropriate development regulations.

Policy C-13.7: Update Yarrow Point's Stormwater Management Plan to have capacity for severe winter rainstorm events and control stormwater collection and distribution.

Goal C-14: Promote zoning standards that meet environmental and equity standards as established by the community

Policy C-14.1: Support the development of ADU and DADUs



Policy C-14.2: Support Middle Housing development

Goal C-15: Develop regulations in line with reducing electricity use.

Policy C-17.1: Consider regulations for outdoor lighting that reduces electrical usage by directing the light where needed and matching the lighting intensity to the need, as well as encouraging or requiring energy-efficient light fixtures or smart lighting technology

Goal C-16: Establish policies for GHG reduction and climate change adaptation that benefit multiple town goals

Policy C-16.1: Prioritize the implementation of policies that have multiple co-benefits such as reducing emissions, sequestering carbon, enhancing resilience, improving salmon recovery, promoting economic development, promoting equity and justice, providing cost savings, providing ecosystem services, protecting tribal treaty rights, improving public health and well-being, improves air quality, or building community knowledge.

Goal C-18: Align policies and implementation with other organizations, municipalities, regional organizations, and regulations.

Policy C-18.1: The town may collaborate with other government agencies such as the Puget Sound Regional Council, the Puget Sound Clean Air Agency, the State Department of Ecology, Snohomish County, King County PUD, other cities, and the private sector to develop meaningful strategies for addressing climate change and GHG reductions.

Policy C-18.2: The town should consider updating the Climate Action Plan for Municipal Operations and create Hazard Mitigation Plan by adopting GHG emission reduction goals for town operations, and identifying the actions the town plans to take to reduce GHG emissions and adapt to the impacts of climate change. The Plan should include benchmarks and metrics for use in monitoring implementation and results.

Policy C-18.3: The town may inventory community-wide GHG emissions, and develop a Yarrow Point Climate Action Plan that includes goals and recommended actions for community-wide GHG reductions, measures to adapt to the impacts of climate change, responsibility for implementation of the measures, and benchmarks and metrics for monitoring the implementation of the plan.

Policy C-18.4: Consider developing a Climate Action Plan should address cost-effective mitigation actions that are focused on reducing GHG emissions and adaptation actions that are focused on policy and operational responses to the effects of climate change.

Policy C-18.5: Strategies for adapting to the impacts of climate change should consider both the cost of implementing actions and the cost of inaction.

Policy C-18.6: Continue to identify the community's vulnerabilities to the impacts of climate change and responses as new information is developed.

Policy C-18.7: Support federal and state action to reduce greenhouse gas (GHG) emissions.

Policy C-18.8: Partner with utilities on community-wide energy efficiency projects.

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# Chapter XX: Parks, Recreation, and Open Space

Green Highlights: Washington State, King County, or Puget Sound Regional Council Requirements

Orange Highlights: Additional goals or policies that may support requirements but are not explicitly required or part of any formal “best practice” or recommendation.

Blue Highlights: Best practices or recommendations from COM, PSRC, or other planning resources that are not explicitly required.

## Introduction

[PHOTO OF MORNINGSIDE PARK]

### Purpose

The purpose of the Parks and Recreation element is to comprehensively outline the current state of Yarrow Point's parks, trails, open spaces, and recreational facilities. It aims to address the existing level of need, plan for future levels of need, and formulate a set of goals accompanied by corresponding policies. This section serves as a guiding framework for developing and managing park and open space lands while also considering the costs associated with trail upkeep, open spaces, and park facilities. It emphasizes the coordination of community services and identifies potential opportunities for funding and partnerships.

Yarrow Point currently does not have a comprehensive Parks, Recreation, and Open Space Plan (PROS). Recognizing this need, this chapter within the Comprehensive Plan serves as a starting point for pursuing a PROS Plan. It establishes a solid foundation by setting a community vision for parks, recreation, and open spaces. It identifies future goals and objectives that will guide the development of the PROS Plan. It creates an inventory of the existing park facilities, providing a clear understanding of the current state and potential areas for improvement. Through these efforts, the chapter paves the way for the development of a comprehensive PROS Plan, which will further enhance the management and utilization of parks, recreation, and open spaces in Yarrow Point.

This document builds upon previous plans, such as the Trails Master Plan completed in 2013, and takes into account the need for additional information to secure funding through Washington State Recreation and Conservation Office (RCO) grants. By incorporating the necessary details

and strategies, this document positions Yarrow Point to effectively pursue applications for competitive funding in the future, increasing the likelihood of success.

## Planning Context

The Washington State Growth Management Act (GMA) outlines specific goals and mandates concerning parks and open spaces. As outlined the GMA, comprehensive plans have a set planning goal to:

"Retain open space and green space, enhance recreational opportunities, enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities." - RCW 36.70A.020(9)

RCW 36.70A.070(8) details comprehensive plan requirements for a park and open space element. This includes:

- A forecast of park and recreation demand for a minimum of ten years
- An assessment of facility and service needs
- An evaluation of tree canopy coverage within the urban growth area
- An exploration of opportunities for intergovernmental collaboration, focusing on regional solutions for park and recreation demands

Beyond its obligations under the Growth Management Act (GMA), Yarrow Point must also adhere to the standards set by the Countywide Planning Policies (CPPs) for King County and the Multi-county Planning Policies (MPPs) formulated by the Puget Sound Regional Council (PSRC), as documented in VISION 2050. These policies mandate that jurisdictions not only identify but also establish and safeguard areas designated for recreation, open space, and environmental conservation. The CPPs specifically urge cities within King County, such as Yarrow Point, to create and implement policies and programs dedicated to conserving and managing open space lands and corridors, especially those within Urban Growth Areas.

Emphasizing the importance of regional collaboration, Vision 2050 Policy MPP-En-12 directs local governments in the PSRC's four-county area to "Identify, preserve, and enhance significant regional open space networks and linkages across jurisdictional boundaries." This policy underscores the significance of a unified approach in managing and enhancing open spaces that extend beyond local municipal limits. The Town previously addressed this policy solely through its trail plan, which links the surrounding communities.

## Benefits of Parks and Open Space

Surrounded by the shores of Lake Washington, Yarrow Point is a residential community, home to a little over 1,135 residents who cherish its scenic beauty. The Town boasts a variety of unique outdoor spaces, each offering a distinct experience. Among these are Morningside Park, Sally's

Alley, Road End Beach, a non-motorized boat launch at the end of NE 42nd Street, and the Wetherill Preserve. These areas provide a blend of recreational activities, preserved lands, and open public spaces, contributing to the high quality of life Yarrow Point residents enjoy.

The network of parks and trails in Yarrow Point plays a fundamental role in enriching the community's lifestyle and health. These trails are integral in connecting the town, facilitating easy access to various parks, and enhancing mobility for residents. Beyond convenience, they foster community engagement by providing spaces where neighbors can meet and interact. The well-maintained parks are not just venues for exercise and leisure but also serve as havens for relaxation and mental well-being. These green spaces are pivotal in preserving natural habitats, nurturing the local ecosystem, and benefiting all inhabitants of Yarrow Point.

## Existing Facilities and Needs

As required by the State of Washington, this chapter must identify existing park facilities, anticipate future needs, and plan for the needs of current and future residents. Without a comprehensive PROS, this document serves a key role as a guiding policy framework for parks, recreation, and open space planning in Yarrow Point. By incorporating the perspectives of the community and taking into account anticipated changes and requirements, this document ensures that the parks and recreation system in Yarrow Point is planned and developed in a manner that meets the evolving needs of the town's residents. It lays the groundwork for sustainable and inclusive parks and recreation infrastructure that will benefit present and future generations.

### Existing Facilities

#### Park Classifications:

The following terms and their definitions serve to better assess park facilities and their level of service. While they don't comprise formal levels of service standards, they support a thoughtful analysis of existing conditions and what future development may be considered. The following classifications only cover those parks currently found in Yarrow Point, while others which refer to larger and more broad-reaching parks are not suitable for the current land use conditions of the Town. These terms are derived from the National Recreation and Park Association, and considered standard in PROS planning.

#### Neighborhood Park:

Neighborhood Parks are designed to offer convenient access to basic recreational activities and opportunities for nearby residents. They are typically located within a half-mile walking distance. These parks provide passive, multi-use spaces that accommodate various recreational activities based on site conditions and compatibility. Amenities found in neighborhood parks may include multi-use fields and courts, play equipment, trails, picnic areas, and open spaces. They emphasize

the value of open space and are not primarily intended for extended stays, highly programmed activities, or large rental or permit-required spaces. Neighborhood parks prioritize open space over parking and encourage visitation through pedestrian and bike networks. Restroom facilities are typically not available in these parks as they primarily serve the immediate neighborhood.

### **Mini-park**

Mini-parks, typically less than one acre in size, are designed for passive recreation or to house specialized facilities catering to a specific segment of the population, such as children or senior citizens. Often referred to as "pocket parks," these small recreational areas aim to serve the local community, ideally positioned to be accessible to residents within a quarter-mile radius. The design and location of mini-parks, particularly those offering amenities for young children, place a significant emphasis on ensuring safe access and acknowledging the importance of safety in areas frequented by vulnerable groups.

### **Paths:**

Paths within a park are designated routes for pedestrians or bicyclists. The surfaces of these paths can vary based on environmental sensitivity and usage levels. They may be constructed using soft or pervious materials, such as gravel or natural surfaces, to minimize environmental impact. Alternatively, paths can be made of hard or impervious materials, such as asphalt or concrete, for increased durability and accessibility. In some cases, boardwalks may be used to traverse wet or sensitive areas. The selection of path surfaces depends on factors like park design, visitor needs, and environmental considerations.

### **Multipurpose Trails:**

Multipurpose trails are paths that accommodate various modes of transportation and recreational activities. These shared-use paths are typically located within a right-of-way or a linear park. To ensure safety, multipurpose trails are often separated from vehicular traffic by open spaces or physical barriers. They allow for two-way travel, accommodating bicyclists, pedestrians, skaters, wheelchair users, joggers, and other users in compliance with Town regulations.

## **[MAP OF YARROW POINT PARK FACILITIES AND CLASSIFICATIONS]**

## Parks and Preserves

### Morningside Park

**[PHOTO OF MORNINGSIDE PARK]**

Location: 4030 95th Ave NE, Yarrow Point, WA

Classification: Neighborhood Park

Size: 7.85 Acres

Features and Facilities: Town hall, pickleball court, playground, event lawn, 9 parking spaces, wetlands

In 1913, George F. Meacham set aside around two acres of land for a park in Yarrow Point. Over time, the Town acquired an additional five and a half acres adjacent to the park's southern side with state participation. Another acre was purchased on the northside five years later. The Town Hall was subsequently built within the original Meacham Park on 95th Avenue NE. These three parcels collectively form Morningside Park, situated on the east side of the Town, offering a view of the morning sun. The park comprises two distinct zones: an original hillside area with trees and vegetation, and a three and a half-acre section of exposed lake bottom resulting from the 1916 lowering of Lake Washington.

In addition to Town Hall, the park offers some recreation facilities including a pickleball court, playground, and open lawn that can be used for events or recreation. In 2012, the Town partnered with Friends of the Cedar River Watershed (FCRW) to develop and implement a vegetation management plan to better control invasive plants and support native flora. Since then, the Town and its community have worked diligently to eradicate invasive species and plant native plants.

### Road End Beach

**[PHOTO OF ROAD END BEACH]**

Location: NE 47th St, Yarrow Point, WA

Classification: Mini-Park

Size: 0.23 Acres

Features and Facilities: Dock

The street end of NE 47th, which was once used as part of the mosquito fleet ferry service, encompasses an area of approximately 10,000 square feet. This space serves as a public access

point to the shoreline and waters of Lake Washington. Since the Town's incorporation, this area has been maintained as a swimming beach and can be easily reached from the street via a stairway and ramp. Residents can enjoy a grassy area and the Town dock that are provided for their use.

### Street End - NE 42nd Street Lake Access

#### [PHOTO OF STREET END - NE 42ND STREET LAKE ACCESS]

Location: Western terminus of NE 42nd St

Classification: Mini-Park

Size: 0.06 Acres

Features and Facilities: Boat launch

The end of NE 42nd Street marks the location where a pier for the early-day mosquito fleet used to stand. This area serves as a public right-of-way and offers access to the lake, primarily for launching hand-carried watercraft. The Town is actively examining various options to enhance public access to this space while also undertaking environmentally-friendly shoreline restoration efforts.

### Wetherill Nature Preserve (Neighborhood Park)

#### [PHOTO OF WETHERILL NATURE PRESERVE]

Location: Points Loop Trail, Southwest Yarrow Point

Size: 11.43 Acres

Features and Facilities: Trails, wetlands

The Wetherill Nature Preserve is located at the southwest end of Yarrow Point, situated between Cozy Cove and State Route 520. This 16-acre preserve was generously gifted to the Towns of Yarrow Point and Hunts Point in 1988 by Sidonia Wetherill Foley and Marjorie Wetherill Baird, descendants of a pioneer Seattle family. The preserve is dedicated to serving as a nature retreat, allowing humans to connect with nature and appreciate the undisturbed lives of birds, small animals, and native flora. The legal documents establishing the Nature Preserve also created a five-person commission responsible for administering the preserve in accordance with the donors' intentions. The commission consists of two residents from each town and one representative from the surrounding community. In recent years, the preserve has seen the addition of new trails and a diverse range of native plantings. Dedicated volunteers continue to oversee and maintain this precious gem along Lake Washington. It is worth noting that a portion of the preserve contains a



wetland. While not considered a true “park” by the Preserve’s board – the Preserve offers trails which offer a walk through the wetland, access to a meadow, and views of Cozy Cove.

## Trails and Paths

**[MAP OF ALL TRAIL CONNECTIONS]**

### SR-520 Trail

**[PHOTO OF SR-520 TRAIL]**

The State Route 520 Trail passes through Yarrow Point via the State highway, connecting the Town to Montlake to the west and Kirkland to the east. A paved and multi-use urban trail, the SR-520 Trail offers high regional connectivity into and out of Yarrow Point. The trail runs alongside part of the Points Loop Trail, and users will find connections to the Wetherill Nature Preserve and the 92nd Avenue Trail.

### Points Loop Trail

**[PHOTO OF POINTS LOOP TRAIL]**

The Points Loop Trail is an officially-marked and mostly-paved urban trail connecting Yarrow Point, Clyde Hill, Medina, and Hunts Point. The trail makes use of many existing trail facilities in those jurisdictions, including the SR-520 Trail in Yarrow Point, for example. Its route brings it close to connections with Seattle, Kirkland, and Bellevue. The trail also offers connections to other outdoor facilities including the Wetherill Nature Preserve, Fairweather Nature Preserve in Medina, and Medina Park.

### 92nd Avenue Trail

**[PHOTO OF 92ND AVENUE TRAIL]**

The extension of the trail along 92nd Avenue NE connects with NE Haddin Way. The trail is on the west side of the street. The width of the trail is 6 feet, with an accompanying 3-foot planting strip. Once the trail reaches NE Haddin Way, it transitions into shared space on 95th Avenue NE, which serves as a connection to Morningside Park and Sally’s Alley.

## Sally's Alley

### [PHOTO OF SALLY'S ALLEY]

Sally's Alley is a local gem in Yarrow Point that remains largely unknown to residents outside of the Town.<sup>1</sup> It is challenging to find and access the alley and trail due to obscured entry points and a lack of clear signage. At both ends of the alley and trail, private driveways dominate the landscape, making it less noticeable to passersby. The alley features an existing trail, providing a unique pathway for pedestrians. Along the trail, several significant trees add to the natural beauty of the area. It's important to note that Sally's Alley does not provide facilities or equipment for active recreation. In 2023, parking was prohibited in Sally's Alley and efforts are ongoing to improve the open space.

## Morningside Trail

### [PHOTO OF MORNINGSIDES TRAIL]

Morningside Park currently offers residents access to short trail connections. Direct access to the water is currently unavailable due to the presence of a significant wetland area along the lake fringe.

### [TABLE OF ALL PROS FACILITIES]

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<sup>1</sup> Yarrow Point Trails Plan, 2013

# Parks Needs Assessment

## Levels of Service

The parks system levels of service concept is to invest in the park system at a rate that current residents enjoy. The “base” LOS is the minimum standard the system is designed to meet, and the “target” LOS is an aspirational figure to strive to meet if resources allow. The Town does not currently have an adopted Parks LOS, but may choose to pursue one as part of a comprehensive PROS planning process or as an implementation goal of this Comprehensive Plan.

The capital improvement program in the Capital Facilities Element is designed to achieve Developed Park Acres. Developed Park Acres refers to improving the capacity of Yarrow Point parkland for public use to achieve intended park standards, whether for active, passive, or conservation purposes. The parkland classification or service area may be regional, community, neighborhood, urban, natural area/greenway, linear park/trail, garden/gateway, or special use. Examples of development include but are not limited to, expanding the size of a playground, adding a restroom to a park, adding paths or picnic facilities to an undeveloped property, providing a community garden or dog park on an unimproved portion of a park, and other similar efforts.

## Needs Assessment

A full 100% of Yarrow Point households are within half a mile of either Morningside Park or the Wetherill Nature Preserve, both considered Neighborhood Parks for this analysis. A further 92% of households are within a quarter mile of the Mini-Parks. Given the walkability of Yarrow Point and the community’s support of greenspaces for active and passive recreation, these results imply that Yarrow Point is well-served by its existing parks system. Without a formal LOS Standard, these numbers only serve as a coarse picture of Yarrow Point’s parks service levels. Future LOS Standards may want to consider the number of households within each park’s catchment or acres per capita as measures of service levels.

### [MAP OF PARK ACCESS - Walkability and Catchment]

Yarrow Point stands as a largely residential community, where the landscape has been thoughtfully developed to its current capacity. While there is capacity to add more units, in line with recent state housing legislation, there is not much existing vacant land to develop new parks. Future park development will likely have to focus on any possible partnerships, easements, or dedications of land in order to expand the parks system. In the meantime, this presents an opportunity to focus on enriching the quality and diversity of the existing open spaces and recreational facilities.

## Other Measures of Quality

A future PROS Plan can help identify additional measures to establish an effective and efficient park and recreation system. This includes defining minimum standards for park classifications, establishing maintenance standards, and implementing operational guidelines. By developing these standards, the PROS Plan can ensure the smooth functioning of the park and recreation facilities, enhance user experiences, and promote the system's long-term sustainability.

## Public Engagement

As part of the comprehensive plan update, the public engagement phase included gathering feedback from residents about their views on the town's parks, recreation, and open spaces. The survey focused on evaluating the community's perception of the quality and accessibility of local parks as well as an open-ended question for more detailed responses on parks and recreation planning.

The results of the survey revealed a strong community interest in the town's parks and public spaces, a positive indication of the residents' engagement with their local environment. This interest is especially notable among families with children under 18, who express appreciation for the accessibility of these spaces. Feedback from these families highlighted areas for potential enhancement in Yarrow Point's parks and recreation facilities, including opportunities for more playgrounds, additional public water access points, expanded sports facilities, and increased ADA-compliant amenities. The survey responses suggest that families with children are particularly attuned to the benefits of well-equipped and accessible recreational spaces.

**[CHART OF SURVEY RESPONSE ON TYP PARKS QUALITY]**

# Goals and Policies

Goal P-1 - Foster a vibrant and inclusive community through thoughtfully designed public spaces and programs.

Policy P-1.1: Provide a park system that makes it easy for people to be active year-round and improve health outcomes in all communities.

Policy P-1.2: Make parks, including playgrounds and restrooms, ADA accessible and inclusive where possible.

Policy P-1.3: Encourage universal design of parks and trail facilities. Universal design intends to design environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

Policy P-1.4: Consider environmental supports and practices to foster inclusivity for all community members to ensure that everyone can fully participate and enjoy the town's facilities.

Policy P-8.1: Recognize that Yarrow Point parks are the main provider of community event spaces and activities. Increase special events in the town surrounding and districts to bring the community together and celebrate.

Goal P-2 - Enhance and sustain high-quality, accessible, and environmentally responsible parks and trails system in response to community growth and needs.

Policy P-2.1: Adopt a level of service addressing park and trail quantity, park distribution, and investment levels to meet the needs of Yarrow Point's growing community.

Policy P-2.2: Maintain and develop recreation facilities that support the existing land use and respond to any changes in land use when they arise.

Policy P-2.3: Prioritize investments that improve accessibility and promote an active lifestyle for its residents.

Goal P-3 - Cultivate an exceptional and responsive parks and trails network, catering to diverse preferences and enhancing community well-being.

Policy P-3.1: Within park sites, provide for active and passive park elements consistent with park classifications, site conditions, master plans, and community engagement results.

Policy P-3.2: Evaluate each park site to continually update long-term maintenance needs and include capital improvements for each site that will enhance the use and value to the community, the neighborhood, and customers of the park.

Policy P-3.3: Replace underperforming equipment with amenities that provide high value and interest for park users.

Policy P-3.4: Ensure that quality park amenities, based on neighborhood feedback and need are provided within a 10-minute walk of all households.

Goal P-4: Improve access to recreational amenities throughout the community by adding more amenities, and creating better connections through trails, sidewalks and bike lanes.

Policy P-4.1: Develop trails and greenways in the Town to connect the community to parks, waterways and other attractions and that allows residents to move safely in areas with traffic.

Policy P-4.2: Improve the signage to parks and trails in the Town to encourage greater use and access to parks, recreation facilities, and attractions.

Goal P-5: Conserve open space and protect critical areas in the park system.

Policy P-5.1: Create design and maintenance standards that include environmental stewardship and sustainability. Prioritize strategies that conserve resources including water (e.g., drought tolerant plants, native plants).

Policy P-5.2: Manage park lands to protect the functions and values of ecosystems, protect wildlife corridors, and maintain compatibility with adjacent land uses.

Policy P-5.3: Acquire and preserve special or unique lands for future generations.

Policy P-5.4: Support water enjoyment opportunities that provide for recreational use or visual access of the shoreline for the general public.

Policy P-5.5: Adopt and enforce a Critical Areas Ordinance to preserve and maintain critical areas in the Town. Apply the best available science to ensure a high-quality ordinance.

Goal P-6: Establish, replace, and maintain trees in parkland and rights of way recognizing clean air, shade, and habitat benefits.

Policy P-6.1: Adopt and enforce a tree code that reflects the community vision for trees on private property, maintaining a balance between property rights and nature preservation. Educate the community on how to best maintain private property trees.

Policy P-6.2: Develop a plan with a vision and strategy for the maintenance of street trees planted by the Town and tree canopy in Town parks.

Policy P-6.5: Maintain or improve tree canopy in Yarrow Point's parklands and streetscapes. Prioritize canopy enhancement projects in areas that have the lowest canopy cover. Strategically and equitably implement tree canopy in areas with higher heat island effects.

Policy P-6.6: On parklands and streetscapes, treat or remove diseased trees, trees posing safety hazards, or trees that are at the end of their lifespan consistent with professional standards and environmental regulations. Provide for tree replacement or establishment in suitable locations.

Goal P-7: Use best practice industry standards and technology for maintenance of grounds, recreation facilities, greenways, and special use parks that are sustainable, practical, and appealing.

Policy P-7.1: Develop and apply maintenance management plans and standards for parks, trails, play fields, landscaped areas, forested areas, and recreation amenities. Budget accordingly to meet the standards and frequencies expected.

Policy P-7.3: Measure the operational impact of new capital improvements prior to development to secure maintenance and operating funding commitment to avoid reducing maintenance standards and resources at existing parks.

Policy P-7.4: Create standards for ADA, inclusion, safety, and security in the design and renovation of facilities.

Policy P-7.5: Ensure staff are trained on equipment, techniques, and protocols.

Policy P-7.6: Evaluate park facilities and maintenance practices to improve efficiency and safety.

Policy P-7.7: Encourage the community to give back to Yarrow Point parks. Use volunteers for work parties such as for larger, infrequent efforts.

Goal P-9: Sustainably fund the Parks and Recreation System through effective use of all available revenue resources and prioritize spending in accordance with this Plan.

Policy P-9.1: Develop strategies for increasing park funds and access through fundraising, estate gifting, contracts, interlocal agreements, organizational partnerships, and community sponsors.

Policy P-2.4: Prioritize capital facility investments that support the preservation, stewardship, and maintenance of existing PROS facilities.

Policy P-9.2: Create and implement new funding sources needed to meet the community's vision for parks and recreation services, and to maintain a quality park and recreation system in a sustainable manner.

Policy P-9.4: Seek committed partners and volunteers to support the operations of the Parks.

Policy P-9.5: Explore additional funding opportunities to support annual maintenance and operations improvements.

Policy P-9.6: Establish service standards to share clear expectations regarding maintenance and operation of facilities.

Goal P-11: Encourage public participation and communication in the development of programs, parks, facilities, and trails.

Policy P-11.1: Encourage public participation in the planning and design of parks, facilities, and trails.

Policy P-11.2: Inform the community and news media of events, and opportunities to participate meaningfully in planning for parks.

Policy P-11.3: Promote volunteerism to enhance community ownership and stewardship of the Yarrow Point park system.



<b>Middle Housing (HB1110 Integration)</b>	<b>STAFF REPORT</b>
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<b>Presented by:</b>	Town Planner
<b>Exhibits:</b>	Middle Housing Public Engagement Plan

**Summary:**

The State Legislature passed multiple housing bills, all designed to increase the range of allowable housing types within cities along with historic housing appropriations. Read together, all of these bills require cities to allow a broader variety of housing types in residential areas. They also require cities to transition from discretionary design review to a more predictable administrative process.

[HB 1110](#) - For Yarrow Point: allow at least five of nine middle housing types in predominantly single-family zones; allow only administrative design review of objective standards; require two middle housing units on each lot; provide process and criteria for extensions of implementation; and the bill directs Commerce to provide technical assistance including rulemaking and certification authority. It also amends RCW 43.21C to exempt certain actions from environmental review.

[HB 1337](#) - Requires that counties and cities allow two accessory dwelling units (ADU) on every lot in predominantly single-family zones within urban growth areas. For Yarrow Point we only need to allow 2 units per lot, including the primary. It also limits parking requirements based on distance from transit and lot size and removes barriers to separate sale and ownership of ADUs.

The Town planner at the direction of council at the June 2023 regular meeting, has applied for the middle housing grant and started reviewing relevant documentation for conducting the gap analysis. The jurisdiction has been awarded a \$35,000 grant to implement the requirements of HB1110 and HB1337. The final contract, budget, and scope will be provided to the council when they are received from COM. The grant funding can be used to cover any efforts associated with the work starting in July of 2023. The work must be completed, and ordinances adopted by June 2025.

Staff has included the draft public engagement plan, and has begun drafting a gap analysis. Once commerce has finalized their model ordinances, staff will review, summarize, and conduct a regional comparative analysis before starting to draft new development regulations for the Town.

**Resources**

- [WA Department of Commerce Middle Housing Website](#)

**Action Items**

- Staff Presentation on Middle Housing (10 min)



## Middle Housing Public Engagement Plan

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SBN Planning  
Jan 10, 2024

## Goals

Inform residents and Town administration about the opportunities and requirements of the middle housing and accessory dwelling unit (ADU) House Bills: 1110 and 1337.

Detail and discuss possible impacts on the Town and possible approaches to Yarrow Point's development regulation updates.

Engage residents throughout the process to better understand their desires, concerns, and vision for the Town – in coordination with the Planning Commission and Town Council.

Ensure accessibility of communication through different forms of media to reach the most community members possible.

Continue to strive for a transparent approach to governance and clear communication of regulations that allow for a greater depth of understanding and trust in Town administration among residents.

# Strategies

## **Newsletters and Announcements**

The Yarrow Point digital newsletter will introduce the upcoming middle housing requirements, provide updates on progress, and announce upcoming events and feedback opportunities. The Town's newsletter has nearly full reach of the households in Yarrow Point and is a cornerstone of how the community connects with Town administration, current events, and public meetings. Printed flyers for pagodas will announce critical touchpoints, including the open house, survey period, and public hearings.

## **Website Project Page**

Key resources will be available to residents via the Town's website to keep stakeholders informed about the project's timeline, status, and scope. Background and contextual resources will include definitions of middle housing typologies, compliant implementation examples, and Commerce resources. Additionally, information about the project's general timeline, engagement opportunities, and final results will be provided as the project progresses.

## **Public Survey**

A digital survey will be used as a jumping-off point to inform Yarrow Point residents of middle housing requirements and to establish a clearer picture of resident expectations and vision for how Yarrow Point should approach development regulation updates. The survey will be announced through newsletters and postings at community pagodas: QR codes on flyers, links in newsletters and on the Town website, and physical copies at Town Hall will ensure broad coverage through several means of communication.

## **Open House Event**

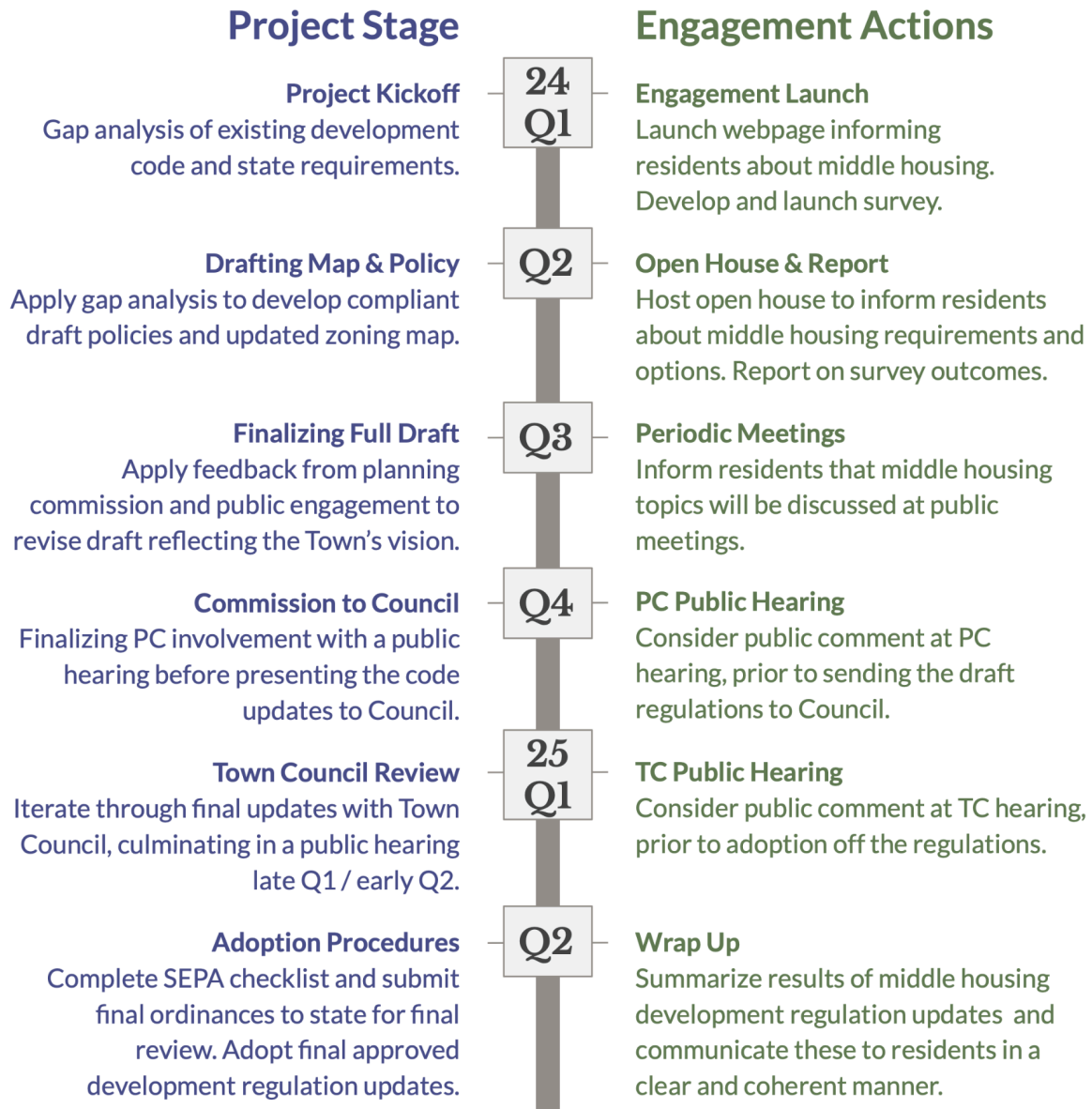
An in-person event will be held to engage directly with residents, with the support of Town administration. Digital and physical survey methods will be available at the open house to remind attendees and offer them a low-barrier opportunity to participate. A brief informational presentation followed by an informal activity will inform residents about middle housing requirements and allow residents to offer better-informed feedback about their preferences and vision for middle housing in Yarrow Point. Materials, including poster boards, will support active discussion between residents, Town officials, and planning staff.

## **Periodic Public Meetings**

Leveraging existing periodic meetings of the planning commission during the drafting of the regulations will offer consistent and predictable opportunities for residents to offer comments, voice concerns, and stay informed throughout the planning process. A public hearing following the Planning Commission's process and prior to the Council's adoption of these regulatory updates will punctuate this process with each administrative body. Clear and frequent notice of these meetings and what will be discussed therein will support public feedback throughout the project.

# Timeline

The following timeline presents the generalized stages of the project in quarters alongside the accompanying engagement actions.



<b>Private Property Tree Code</b>	<b>Proposed Action: Discussion and Direction to Staff</b>
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<b>Presented by:</b>	Town Planner
<b>Exhibits:</b>	<ul style="list-style-type: none"> <li>• Tree Protections Proposal Matrix</li> </ul>

**Background:**

As a result of recent development activities in the Town a number of community members have brought to the attention of staff and elected officials that our current tree code does not protect trees in a manner which those residents would like to see. A petition created by residents to revise the current tree code in a manner which would protect trees in the Town has collected 75 signatures so far. The Town council and planning commission held a meeting to discuss the tree code.

**Summary:**

At the October special joint meeting of the council and planning commission it was decided that the private property tree code should be reviewed and updated to better balance tree protections and property rights, and to address technical and administrative issues in the code.

In November, the Planning Commission discussed approaches for updating the code. Staff met and discussed the administrative and technical update elements. A schedule and draft administrative work plan outline was created . A tree protections matrix was drafted to help provide structure in determining which variables to adjust as part of the tree code update process.

At the December Planning Commission meeting a list of proposed changes to tree protections was discussed. Staff along with the Commission chair were directed to bring the proposed changes to council to get direction on whether the proposal is addressing the stated goal of better protecting trees in the town. The “Tree Protections Proposal Matrix” is attached for review and council feedback.

At the January Council meeting the “Tree Protections Proposal Matrix” was discussed and a set of recommendations was made by Council. The matrix has been updated to reflect those recommendations.

### **Action Items**

- Staff Presentation (15min)
- Discussion (50min)
- Vote (5min)

### **Options:**

- Take no action
- Continue Discussion at a later meeting
- Direct Staff to research and/or revise private property tree code

### **Recommended Motion:**

- I move to continue discussion of this topic at our next meeting without any additional staff action or research.
- I move to direct staff to bring back a draft code based on the discussion at this meeting.

# Tree Protections Proposal Matrix

Last Updated 1-10-2024

Tree Protection Categories	Notes	Current Level - Baseline	Initial Proposed Change (December 2023 PC Meeting)	Council Feedback (January 2024 TC Meeting)
<b>Tree Characteristics</b>				
Trunk Diameter	Keep this metric as a primary tool for identifying trees for protection. Update classifications	Significant Trees 18" DBH	Significant and Heritage (See below)	Use this metric for significant, but add criteria for heritage or other tree classifications
<b>Classifications</b>				
Significant	Proposing a change to the definition of significant trees, and the creation of a "heritage tree" classification.	18" or Larger DBH	12" - 23.9" DBH	DBH should be reduced from 18". Specific DBH TBD.
Heritage		Not Defined	24" or Larger DBH	A new Classification should be created (1 or more). 24" DBH seemed small for "heritage" <u>Staff Comment:</u> Perhaps 48"  Consider additional criteria for "heritage" or "other classification" such as community importance, species, etc.  <u>Staff Comment:</u> Consider using Class 1 Tree, Class 2 Tree, Class 3 Tree, etc. This may help with detaching the definition process from a preconceived definition for a term such as significant or heritage.
<b>Location Specific Protections</b>				
Setback Area	Proposing to add protections to trees within the setbacks.	No current policy or code	Significant Trees: 50% retention. Mitigation described below Heritage Trees: 100% retention (limited exceptions). Mitigation described below	Create a differentiation between protections in setback area and in buildable area. Detail how this will work including mitigation.
Buildable Area	Proposing to add protections to trees in the buildable area	No current policy or code	Significant Trees: Mitigation described below Heritage Trees: Mitigation described below	
<b>New Construction, Major Remodels, and Driveways</b>				
Alternative Design	Create requirements for alternative designs	No current policy or code	Projects that propose to remove significant or heritage trees must show that they have considered alternative designs for the building footprint, site layout, appurtenances, and driveway to preserve existing tree stock.	Alternative design concept was approved, but needs further clarify regarding who reviews, what standards, what objective criteria, and who has authority for decisions. Consider a variance process: Scope, detail and HEX decisions.
Minimum Tree Density	New or Major projects will trigger the current tree density requirement. Density definition updated to include significant and heritage	No current policy or code. Current mitigation is triggered only when significant trees are removed.	New construction or major remodel projects will trigger the need to plant mitigation trees to reach the 1 per 5000 sf density requirement.	Look into density and how it would be distributed across the lot. Including staff discretion and siting criteria so that impacts to subject and adjacent properties is considered.
<b>Mitigation</b>				
New Planting Specifications	Minimum Mitigation Tree Size remains. Updates to: bond amounts, and duration.	<u>Size requirements:</u> Caliper: 3" Height: 10' <u>Warranty Period:</u> 3 years <u>Bond Amount:</u> \$2000 for first mitigation tree and \$600 for each additional mitigation tree.	<u>Size requirements:</u> Caliper: 3" Height: 10' <u>Warranty Period:</u> 15 years <u>Bond Amount:</u> \$5000 bond per tree.	What is an appropriate warranty period (15 years might be too long) Concerns regarding duration and property transfers. Also need to further research warranty tree size requirements. Consideration of neighbor input and view impact to neighbors when deciding planting location for mitigation trees. Standardized process for siting mitigation trees.
For Significant Trees	Update to mitigation requirements for significant trees	Planting of mitigation trees is required only if significant tree is removed and significant tree density is below 1 per 5000 SF of lot area.	<u>Setback area:</u> 50% must be retained  <u>Buildable area:</u> Mitigation trees planted up to the tree density is required for any removed significant trees.	Work out details for retention associated with interaction of tree density and setback retention percentage.
For Heritage Trees	Create requirements for heritage trees	No current policy or code	<u>Setback area:</u> 100% must be retained. Removal can be approved if alternative designs of driveways are not feasible.  <u>Buildable area:</u> Alternative designs must be proposed which consider the retention of heritage trees. If not feasible to retain a heritage tree, mitigation will be required.  Each removed Heritage tree must be replaced with a mitigation tree no matter the current site tree density. Priority is to plant mitigation trees in the setbacks.	Create a set of objective criteria for alternative designs that may be implemented for various construction elements (houses and appurtenances). Look at creating a variance process
Hazardous Tree Removal	Clarify Requirements and Update to include heritage Trees	<u>Determination:</u> Requires Private Arborist report <u>Removal:</u> Can be removed prior to permit issuance (Must notify town within 7 days and apply for a permit) <u>Notification:</u> Public Notice must be posted as with all tree permits (Issuance after 2 week notice) <u>Mitigation:</u> Plant new trees to meet density requirement (1 per 5000 SF of lot area)	<u>Determination:</u> Requires Town Arborist Report <u>Fallen Tree:</u> Simple photo documentation to show it fell and was not cut down <u>Removal:</u> Can be removed prior to permit issuance (Must notify town within 7 days and apply for a permit) <u>Notification:</u> Issuance is not impacted by noticing. Notice to adjacent property owners that tree removal is for hazardous tree. <u>Mitigation:</u> For significant trees plant new trees to meet density requirement (1 per 5000 SF of lot area). For Heritage trees plant 1 mitigation tree for each removed tree no matter the current tree density.	<u>Determination:</u> Concerns regarding a Town arborist retaining trees when owner perceives them as hazardous <u>Fallen Tree:</u> Concerns that photos are overly burdensome or not realistic/necessary <u>Removal:</u> No comment <u>Notification:</u> Notice for hazardous, and differentiation for emergency removal  Create a separate process for hazardous trees and emergency removal which reflect real world circumstances. Expressed desire for emergency tree removal to be streamlined and easy.