



Town Planning Commission Regular Meeting

Tuesday, February 20th, 2024 – 7:00PM
Town Hall/Virtual
4030 95th 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: 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 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. Planning Commissioners will not respond directly at the meeting or have a back-and-forth exchange with the public, but they may ask staff to research and report back on an issue.

Join on computer, mobile app, or phone

1-253-215-8782 <https://us02web.zoom.us/j/86141932958>

Meeting ID: 861 4193 2958#

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**
January 16, 2024, Regular Planning Commission Meeting
6. **STAFF REPORTS**
 - 6.1 **SR Comprehensive Plan Update** - (15 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 or regular mail to: Town of Yarrow Point, 4030 95th Ave NE, Yarrow Point, WA 98004. Planning Commissioners will not respond directly at the meeting or have a back-and-forth exchange with the public, but they may ask staff to research and report back on an issue.

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
January 16, 2024
7:00 p.m.

The Town Planning Commission of the Town of Yarrow Point, Washington met in regular session on Tuesday, January 16, 2024, 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), 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 7:02 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF AGENDA

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

VOTE: 4 for, 0 against. Motion carried.

5. APPROVAL OF THE MINUTES

- December 19, 2023 Regular Meeting

MOTION: Motion by Chairman Hellings, seconded by Commissioner Feller to approve the December 19, 2023 special meeting minutes as presented.

VOTE: 4 for, 0 against. Motion carried.

6. STAFF REPORTS

Deputy Clerk Wilcox provided an update from the January 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.

6.2 SR Middle Housing

Planner Romanenko discussed the town's \$35,000 middle housing 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 Department of Commerce. 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.

7. PUBLIC COMMENT

Resident Dicker Cahill raised the following concerns:

- The need for public input for tree discussions as much as possible.
- Tree discussion at the January Council meeting.
- The tree code would impact properties disproportionately. He handed out photos of recent trees planted showing their fast growth.

Resident Jeff Levere discussed a large cedar tree that split and requested feedback on how a tree like this example would be handled through permitting.

Resident Meredith Shank thanked the Planning Commission for work on the tree code. She is concerned regarding the 3” caliber replacement tree requirement.

Resident Deedee Bondarev stated that the proposed tree code encroaches on property owner’s rights. She discussed property values and the regulations, incentives, and heritage trees that would be negatively impacted by the tree code. She does not see a balance of property rights and community enjoyment of trees. The burden is on the property owner to fight for property rights. The Town should walk the talk and do more tree planting.

Resident Steve Scalzo discussed the current tree code language. A more restrictive tree code only benefits a minority of residents. The code needs to be balanced and not take away property rights. He feels the Council is not listening by giving Planning Commission direction to draft a more restrictive tree code and asks for fair representation.

8. REGULAR BUSINESS

8.1 – Private Property Tree Code

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.

The Planning Commission discussed:

- Bonds;
- Resident comments;
- Heritage tree size identification should be larger than 24”: The Commission discussed 36” - 48”;
- Culturally Modified Trees;
- Tree codes from other jurisdictions;
- Mitigation - replace with a native tree;
- Trees located in setback areas;
- Locations of mitigation trees;
- Trees located on property lines and within the buildable lot area;
- Variance process to remove a tree;
- Mitigation requirements;
- Planner to bring alternative examples of design code that are objective for staff to present to applicants during pre-app meetings;
- Accepting arborist reports hired by residents – Town legal counsel to provide input;
- Planner will draft a hazardous tree removal code; and
- Significant tree size identifications.

9. PUBLIC COMMENT

Resident Dicker Cahill asked if a heritage tree in a buildable area can still be removed. He is shocked at Council’s bias regarding direction of the tree code, and he discussed petitioning.

Resident Vadim Bondarev shared about talking with residents and his earlier to proposal to Council regarding the creation of incentives for tree retainage. He discussed the groundwork for today will make the tree code stricter in the future.

Resident Deedee Bondarev discussed tree preservation.

Resident Ed Esparza discussed his property, property rights, and the tree code changing to become stricter is disturbing. He recommends that the Planning Commission should review Clyde Hill's private property tree code. He shared issues with the requirement for trees bonds and associated issues during property sales.

Resident Steve Scalzo thanked the Planning Commission. He discussed the preservation of trees on his family's property and Council's lack of discussion for property rights.

Councilmember Steve Bush encourages the Planning Commission to reach out to the Council with all issues so that they hear can hear all sides.

MOTION: Motion by Commissioner Feller, seconded by Chairman Hellings for the Town Planner to implement the criteria the Planning Commission has established tonight into a draft code for further review.
VOTE: 4 for, 0 against. Motion carried.

10. ADJOURNMENT:

MOTION: Motion by Commissioner Feller, seconded by Chairman Hellings to adjourn the meeting at 10:26 p.m.

VOTE: 4 for, 0 against. Motion carried.

Carl Hellings, Chair

Attest: Austen Wilcox, Deputy Clerk

Comprehensive Plan Update	STAFF REPORT
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Presented by:	Town Planner
Exhibits:	<ul style="list-style-type: none">● Housing Needs Analysis (HNA) and Land Capacity Analysis (LCA)● Draft Chapter: Land Use● Draft Chapter: Housing● Draft Designed Chapter: The Introduction● Draft Designed Chapter: Economic Development● Draft Designed Chapter: Essential Public Facilities

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:

The housing needs analysis and associated land capacity analysis are fundamental to creating the housing and land use chapters for the comprehensive plan. This document provides the basis for the goals and policies, and works to address the requirements of the state, puget sound regional council, and the county.

Draft chapters for Land Use, and Housing 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: Climate Change and Resilience, Economic development, Tribal planning, The Introduction, Essential Public Facilities, Parks Recreation and Open Space, and Transportation.

Previously reviewed chapters which have incorporated the feedback from the Planning Commission and have been laid out with graphics are included for the following chapters: The Introduction, Economic Development, and Essential Public Facilities.

Resources

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

Action Items

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



2024 Comprehensive Plan Update: Housing Needs Analysis



SBN Planning
February 2024

Executive Summary

The Housing Needs Analysis report for the Town of Yarrow Point, prepared by SBN Planning, provides an in-depth analysis of the town's housing needs, challenges, and opportunities. The report aims to fulfill the new state requirements and county targets related to housing and to help the town make informed decisions about future development. The full report also supports the development of the 2024 Comprehensive Plan Update, which will guide the Town's policies and approach to accommodate the next 20 years of change.

The report highlights the following high-level subjects:

- *Town Population and Demographics*: A brief overview of the social and economic characteristics of residents can support an understanding of their existing housing needs
- *Housing Characteristics*: Closely studying the existing housing stock's characteristics and a recent history of the housing market for further supports the ability to identify challenges to meeting jurisdictional housing targets
- *Land Capacity Analysis*: A crucial requirement of the Comprehensive Planning Process, the land capacity analysis underpins the land use and housing elements of the final Plan. Applying methods from the county's buildable lands study supports the team's ability to estimate possible land for additional housing
- *New Legislative Impacts*: Throughout this report, references to House Bills 1220, 1110, and 1337 are cited as significant influences on the methods, approaches, and outcomes of this report. These house bills have ushered in new requirements for housing density, typologies, and analysis, which impact nearly every facet of this analysis

Overall, the report reveals that the town of Yarrow Point faces significant housing challenges, including the high cost of housing for new residents, housing cost burden for existing residents, and addressing special housing needs like emergency housing. To meet statutory goals, the Town may consider possible policies or land use changes to accommodate the housing types necessary to support all income brackets. Currently, existing housing stock and estimated capacity of new housing units do not meet the goals laid out by the county. Additional policies may support solutions to housing burden concerns and emergency housing target deficits.

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Glossary of Terms and Abbreviations

- COM: Washington State Department of Commerce
- OFM: Washington State Office of Financial Management
- PSRC: Puget Sound Regional Council
- HUD: United States Department of Housing and Urban Development
- ACS: United States Census Bureau's American Community Survey
- sf: Square Feet
- Growth Management Act:
 - The Growth Management Act (GMA) is a series of state statutes, first adopted in 1990, that requires towns, cities, and counties in the fastest-growing parts of Washington to develop a comprehensive plan. These plans are intended to manage local and regional population growth, set local policies for land use, housing, and capital facilities, and provide a touchpoint policy document for the community at large. It is primarily codified under Chapter 36.70A RCW, which lays out requirements that cover topics including public engagement, specific elements, and collaborative efforts of planning departments.
- Affordable Housing:
 - Residential housing whose monthly costs, including utilities other than telephone, do not exceed thirty percent of the monthly income of a household whose income is:
 - For rental housing, sixty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development
 - For owner-occupied housing, eighty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.¹
- PSH: Permanent Supportive Housing
 - Subsidized, leased housing 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

1

<https://lawfilesexternal.wa.gov/biennium/2023-24/Pdf/Bills/House%20Passed%20Legislature/1110-S2.PL.pdf?q=20240201202113>

to moving into the 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.²

- EH: Emergency Housing
 - Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that are intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.³
- ES: Emergency Shelters
 - A facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelters may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.⁴
- ADU: Accessory Dwelling Unit
 - An accessory dwelling unit (ADU) is a small, self-contained residential unit located on the same lot as an existing single-family home. They may be attached to the primary dwelling unit and considered an Attached Accessory Dwelling Unit (AADU). They may be separate from the primary dwelling unit and considered a Detached Accessory Dwelling Unit (DADU).
- Middle Housing
 - Homes that are at a middle scale between detached single-family houses and large multifamily complexes. Examples include duplexes, triplexes, fourplexes, courtyard apartments, cottage clusters, and townhomes. These types are typically “house-scale”; that is, the buildings are about the same size and height as detached single-family houses.⁵
- Aging-in-place
- Racially Disparate Impacts: When policies, practices, rules, or other systems have a disproportionate impact on one or more racial groups. The Department of Commerce requires that towns and cities planning under the Growth Management Act⁶
- Exclusion of housing: The act or effect of shutting or keeping certain populations out of housing within a specified area in a manner that may be intentional or unintentional, but which nevertheless leads to non-inclusive impacts.⁷

² <https://deptofcommerce.app.box.com/s/0qmvov4480yrgijlumku8r8nmafzyod>

³ <https://deptofcommerce.app.box.com/s/0qmvov4480yrgijlumku8r8nmafzyod>

⁴ <https://deptofcommerce.app.box.com/s/11217198jattb87qobtw63pkplzhxege>

⁵ <https://www.commerce.wa.gov/serving-communities/growth-management/growth-management-topics/planning-for-middle-housing/>

⁶ <https://www.psrc.org/media/7086>

⁷ <https://deptofcommerce.app.box.com/s/11217198jattb87qobtw63pkplzhxege>

- Displacement Risk: The likelihood that a household, business, or organization will be displaced from its community.⁸
- Displacement: The process by which a household is forced to move from its community because of conditions beyond its control.⁹
- Tier-3 Community: The Town of Yarrow Point qualifies as a “tier 3” jurisdiction and is required to allow for at least two units on all lots zoned primarily for residential uses per HB1110 Sec 3(1)c). However, zoning may allow for more units if desired.
- Area Median Income (AMI): Sometimes referred to as Household Area Median Family Income (HAMFI) by the U.S. Department of Housing and Urban Development, area median income is a frequently used metric in housing policy and analysis. Area median income is defined as the midpoint of a specific area’s income distribution and is calculated on an annual basis by the Department of Housing and Urban Development. Yarrow Point is part of the Seattle-Tacoma-Bellevue Metropolitan Area and falls under the AMI of that geography.

⁸ <https://deptofcommerce.app.box.com/s/11217198jattb87qobtw63pkplzhxege>

⁹ <https://deptofcommerce.app.box.com/s/11217198jattb87qobtw63pkplzhxege>

1.0 Introduction

1.1 Purpose of the Housing Needs Analysis

The Town of Yarrow Point is a 514-acre peninsula bound by Clyde Hill, Hunt's Point, the City of Kirkland, and Lake Washington. The Town is required to update its Comprehensive Plan, per RCW 36.70A, by December 31st, 2024. A crucial step in ensuring the Comprehensive Plan addresses the requirements laid out by the Washington State Department of Commerce (COM), Puget Sound Regional Council (PSRC), and King County is completing a Housing Needs Analysis (HNA).

This analysis assesses the community's ability to meet current and future housing requirements. This analytical process is vital for local authorities and policymakers to make informed decisions about housing development, zoning regulations, and urban planning. By examining factors such as population growth, demographic trends, economic conditions, and housing market dynamics, the analysis aims to identify gaps and opportunities in the existing housing stock and policy. Additionally, it informs the development of additional housing options and other housing-related policies to ensure the community's diverse needs are met. The insights gained from a housing needs analysis contribute to creating a sustainable and inclusive housing strategy, fostering a balanced and resilient community in Yarrow Point.

1.2 Importance of Understanding Housing Needs

A comprehensive understanding of housing requirements and needs allows local authorities to align development strategies with the community's evolving needs. This includes accommodating population growth, demographic shifts, and changing socioeconomic factors, ensuring that housing options are diverse and inclusive. A thorough housing needs analysis is instrumental in identifying gaps in the current housing market, enabling policymakers to address affordability challenges and implement measures to support various income levels.

While Yarrow Point may not face the same threats of gentrification or displacement as its neighboring cities, incorporating a clear housing strategy into the comprehensive plan can proactively address issues such as aging-in-place or accommodating younger families that may have grown up in the community. This strategic approach supports a sense of community well-being and continuity. Furthermore, it ensures that the town remains adaptive to the ever-changing dynamics of its residents and the broader societal and legislative landscape. Understanding housing needs is a cornerstone in crafting a forward-thinking and resilient vision for the Town of Yarrow Point in 2024 and beyond.

1.3 Summary of New State Requirements and County Targets

Recent legislative measures require specific timelines and targets that the planning team and town staff are diligently working to address. The following are key housing-specific requirements considered in this analysis.

HB1220: Required adoption in the 2024 Comprehensive Plan Update

- Mandates planning for sufficient land capacity to meet housing needs across all economic segments, including emergency and supportive housing. Economic segments are defined by income brackets associated with the Area Median Income.
- Supports moderate-density housing options such as duplexes, triplexes, and townhomes within Urban Growth Areas (UGAs) to meet affordability gaps.
- Calls for documenting programs and actions necessary to achieve housing availability for all economic segments while addressing racially disparate impacts and implementing anti-displacement policies.

HB1110: Required adoption no later than six months after the 2024 Comprehensive Plan Update

- Designates Yarrow Point as a "tier 3" jurisdiction, requiring allowances for the development of at least two units on residential lots.
- Mandates allowance for at least 6 out of 9 middle housing typologies, with flexibility based on density requirements.
- Permits zero lot line short subdivisions and limits development regulations for middle housing compared to detached single-family units.
- Alters parking requirements for developments near major transit stops and provides exceptions for critical areas.

HB1337: Required adoption no later than six months after the 2024 Comprehensive Plan Update

- Allows for up to two accessory dwelling units (ADUs) on each lot in single-family residential zones. In tier three cities, which are only required to have two units per lot under HB1110 and count ADUs as a unit, the city may allow for the development of only one ADU.
- Relaxes occupancy and ownership requirements for ADUs, including condominiumization and sale of individual housing units.

- Specifies floor area and height limits for ADUs, and restricts development regulations to be no more stringent than those for principal units.
- Modifies parking requirements for developments near major transit stops and exempts ADUs from certain regulations related to critical areas.

These legislative measures aim to address housing needs, promote affordability, and encourage diverse housing options in Yarrow Point while considering transportation accessibility and environmental preservation.

As part of this GMA update, Commerce has set new housing targets to ensure an equitable and accessible diversity of housing typologies at different price points to serve residents at all income levels. Yarrow Point has been set a target of 423 dwelling units by 2044. A detailed breakdown of units per income level is provided below in Section 5.1

1.4 Scope and Methodology

This study utilizes publicly available data sources, including the U.S. Census Bureau, King County, and Washington State, to accurately portray Yarrow Point. It also includes data from real estate listing websites, such as Redfin and Zillow, to further deepen the ability to discuss the real estate market in Yarrow Point and the surrounding areas. The study employs advanced analytical tools such as R and QGIS to analyze spatial and tabular data thoroughly.

1.5 Limitations And Challenges

From a planning perspective, it should be noted that the analysis presented herein is subject to certain limitations, primarily due to the characteristics of the available data and the study's geographic scope. Notably, much of the data analyzed is sourced from the 5-year American Community Survey (ACS), which offers estimates of data with a 90% confidence interval. Given the relatively small geography of Yarrow Point, this margin of error often exceeds 10% of the nominal value, which can limit the study's ability to draw definitive conclusions in such a small scope. Where relevant, this analysis presents or discusses margins of error to reflect the uncertainty attached to the ACS data. It is worth noting that regional comparisons utilize larger geographies with more recorded responses and have smaller margins of error.

2.0 Community Profile

2.1 Town Overview

Yarrow Point, Washington, is a residential community bordered on three sides by Lake Washington. State Highway 520 separates a small southern portion of the Town from the majority of the Point's peninsula. Spanning approximately 231 acres, the Town boasts a network of streets stretching 4.32 miles, and it is home to around 430 households with an estimated population of 1,125 residents.

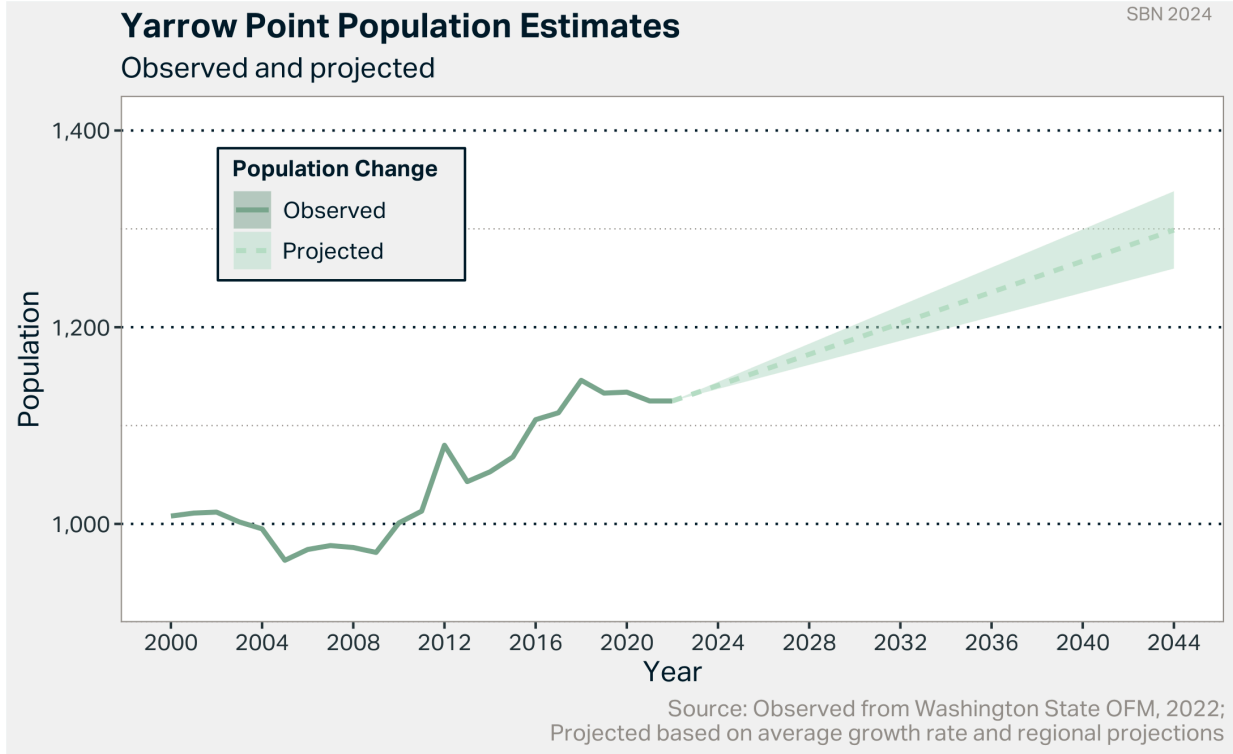
Prior to settlement movements in the late 1880s, Yarrow Point was occupied by the Duwamish tribe. Following the Point Elliott Treaty of 1855, Yarrow Point developed into one of the earliest homesteaded areas in the region. First platted in 1907, the Town was officially incorporated in June 1959 in response to the rapid pace of suburbanization in the Puget Sound region.

Yarrow Point is predominantly occupied by single-family residential developments, with some land set aside for public use. There are no commercial, mixed-use, multi-family, or other land uses currently in the Town. The historic Wetherill Nature Preserve, Road's End Beach, and Morningside Park – which contains Town Hall – are some of the few non-residential lands in Yarrow Point.

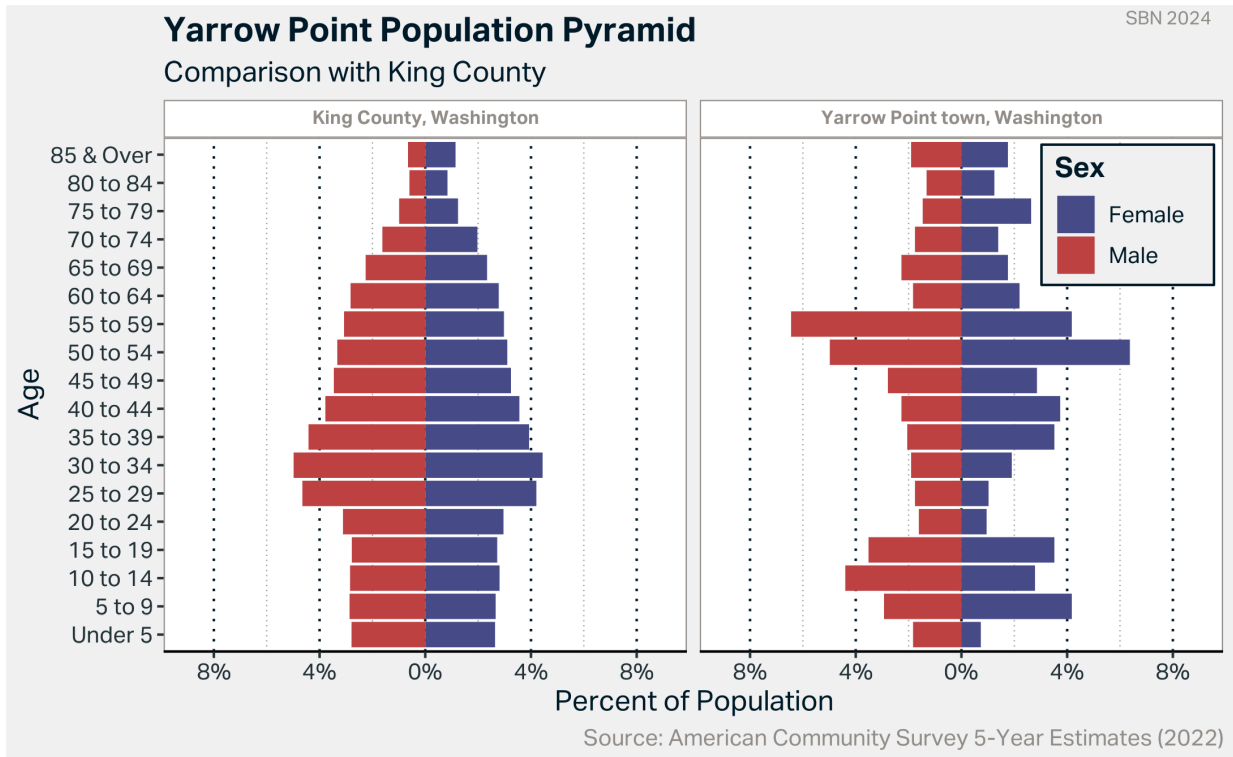
2.1.1 Population Trends

In the context of a decade that witnessed the Seattle-Tacoma-Bellevue Metropolitan Area's population grow by over half a million people, reaching a total of more than 4 million inhabitants, the Town of Yarrow Point experienced nominal growth. Over the past 20 years, the town saw a slight dip in population during the mid-2000s, followed by growth from a low of 965 estimated residents in 2005 to 1,125 in 2022 (Plot 1). At a growth rate similar to the 20-year town average, Yarrow Point might expect to grow to 1,300 residents by 2044. The Town may require significant changes to housing and land use patterns to accommodate this growth.

Yarrow Point's age cohort presents a distinct contrast from regional trends (Plot 2). While King County has a well-balanced population pyramid, that of Yarrow Point presents a population predominantly comprised of late-working-age adults and school-aged children. The population of Yarrow Point has a considerable dip between the ages of 20 and 40, in a complete reversal of the county's slight bump in those age groups. So, while young adults predominantly occupy the surrounding area, the Town reflects a more distinct population that is likely more family-oriented and trends towards more children and middle-aged adults. There is also a slight bump in the over-70s age brackets compared to the county, indicating a slightly higher proportion of late-career and post-career seniors in the town.



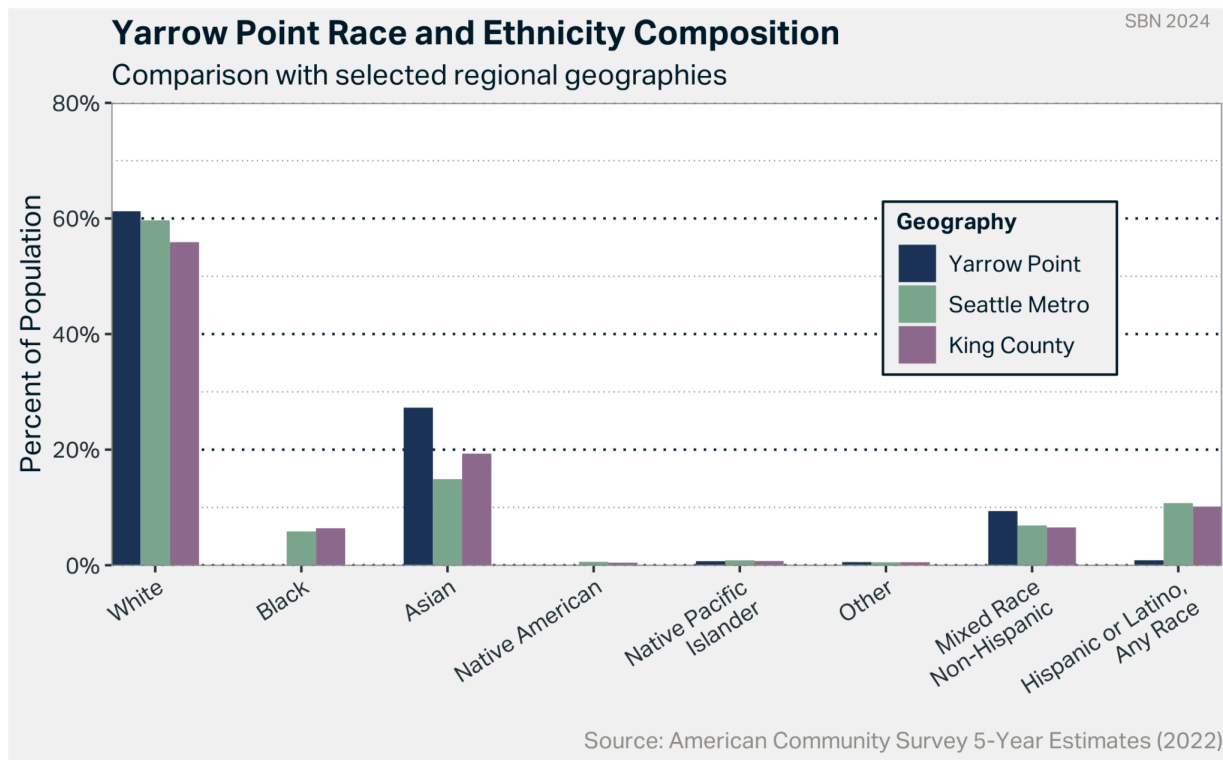
Plot 1 (above): Yarrow Point Population & Projection
 Plot 2 (below): King County (left) and Yarrow Point (right) Population Pyramids



2.2 Socioeconomic Characteristics

2.2.1 Diversity and Ethnic Composition

The racial and ethnic breakdown of Yarrow Point reflects a town that is marginally different from King County (Plot 3). It is worth noting that aside from the Black and Hispanic or Latino populations, any visible difference between Yarrow Point and the County or Metro is within the margin of error. Broadly, the town reflects the regional population with limited differences.

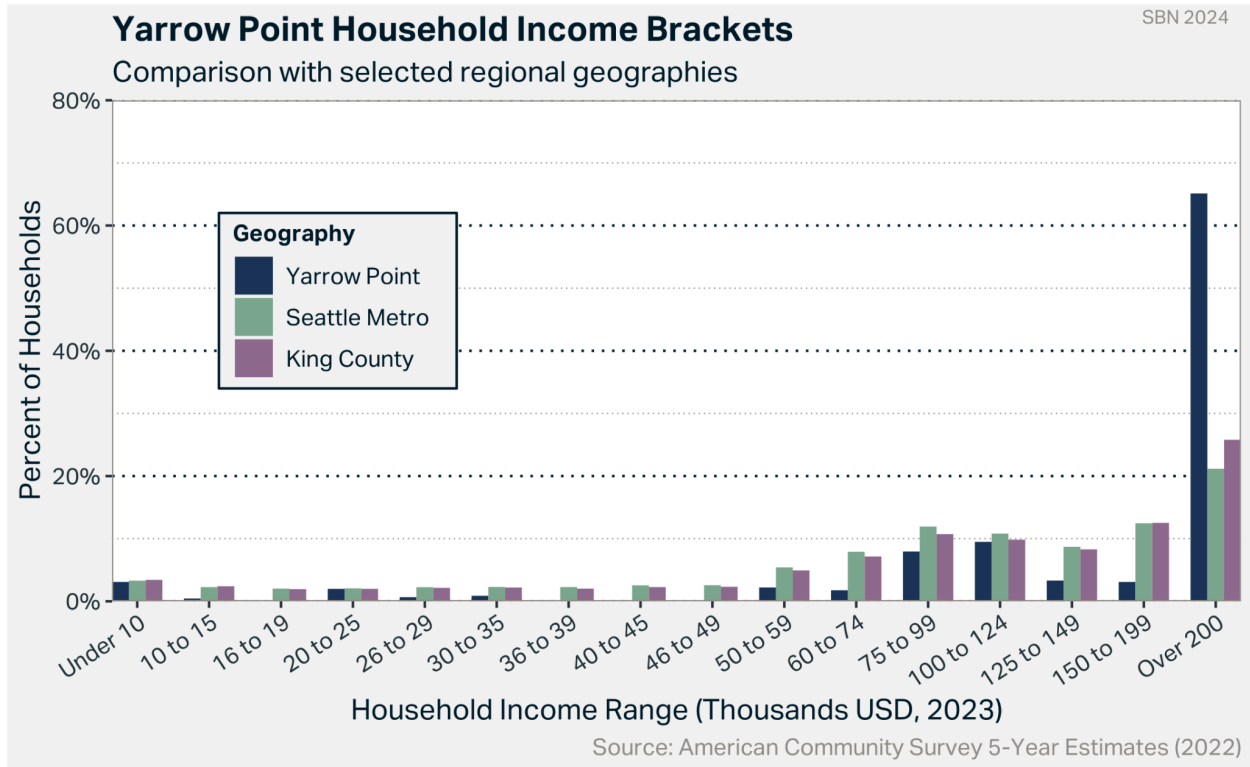


Plot 3: Yarrow Point Race and Ethnic Composition & Comparison

2.1.3 Income Levels and Socioeconomic Status

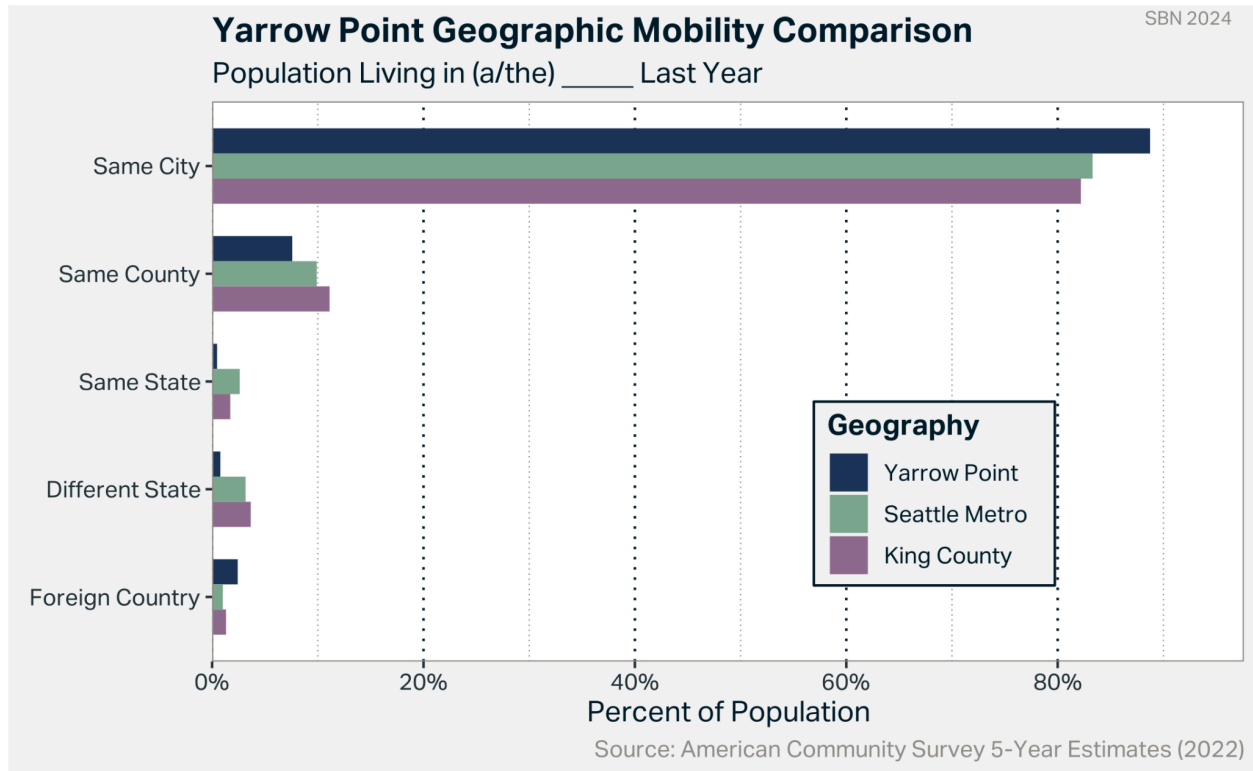
Yarrow Point’s median household income is more than double that of the Seattle-Tacoma-Bellevue metro areas at \$250,001,¹⁰ compared to \$116,068, with 62% of residents making over \$200K annually (Plot 4). An estimated 5% of households are living below the poverty line. However, it is essential to note that the margin for error on Yarrow Point’s poverty rate in 2022 ACS overlaps 0, suggesting a low degree of confidence in these estimates.

¹⁰ \$250,001 indicates the maximum of the median household income variable in ACS data. The real value may be higher, but the ACS will not exceed this threshold.



Plot 4: Yarrow Point Income Bracket Comparison

2.2.2 Geographic Mobility

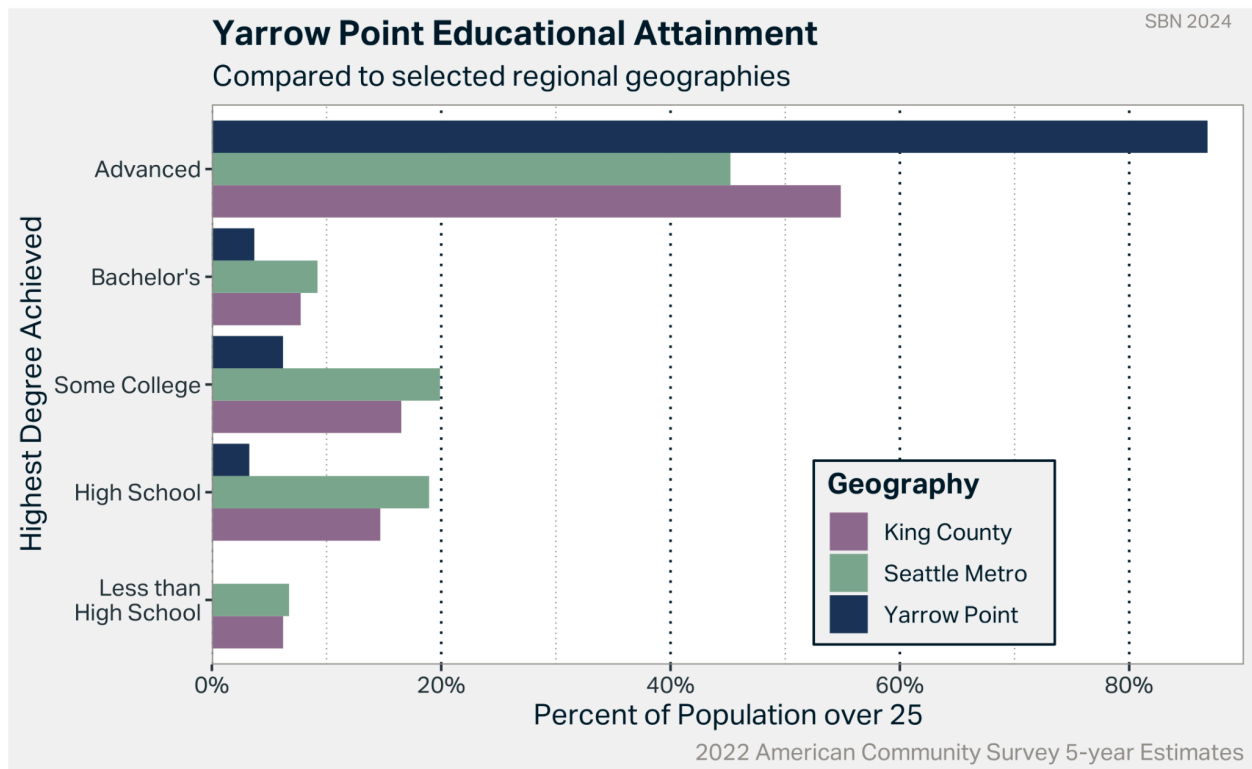


Plot 5: Yarrow Point Geographic Mobility Comparison

The vast majority – nearly 85% – of Yarrow Point residents in 2022 lived in the Town during the previous year, per Plot 5. Of those who moved to the Point in 2022, most came from within the county (8% total), and some came from a foreign country (~4% total). The data presents a picture of a town primarily comprised of well-established members with roots in the jurisdiction.

2.2.3 Education Levels

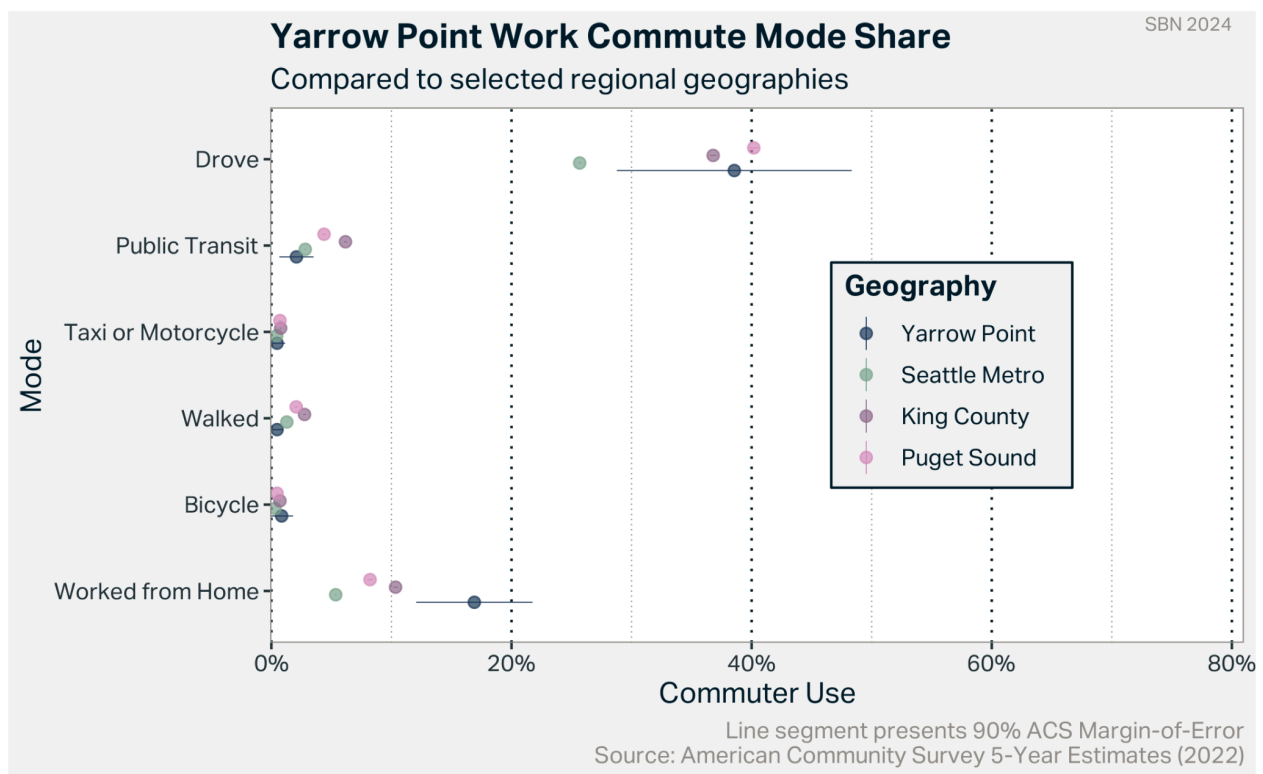
Yarrow Point’s residents are very well educated, with nearly twice the number of advanced degrees as the Seattle-Tacoma-Bellevue Metro Area (Plot 5). According to the 2022 ACS, none of Yarrow Point’s residents over 25 failed to complete high school or a GED at minimum. Along with the reported income brackets, ages, and geographic mobility, this continues to reinforce the narrative that Yarrow Point comprises highly educated and high-earning residents with strong ties to the town. This is reflected by the housing options that currently exist in the town, favoring high-quality single-family residences on large lots in close proximity to shorelines, green spaces, and major transportation facilities like SR-520.



Plot 6: Yarrow Point Education Completion Comparison

2.2.5 Commuting Characteristics

Most Yarrow Point residents drive to work, although mirroring changes following the SARS-COVID-19 pandemic, an increasing number of residents appear to work from home (Plot 7). Very few use active or public modes of transportation for getting to and from work. Among those who use private vehicles, nearly 93% travel alone. Along with mode share, these metrics indicate the current stress on parking requirements and existing facilities in the Town – where street parking is extremely limited. As density increases, the need for transportation mode shifts to fewer single-occupancy vehicles may need to be supported by programs incentivizing mode choices that reduce parking demand in the town. Access to reasonable quality bus service and bike trails exists in the town but is not currently utilized as a significant means of commuting by working-age residents.

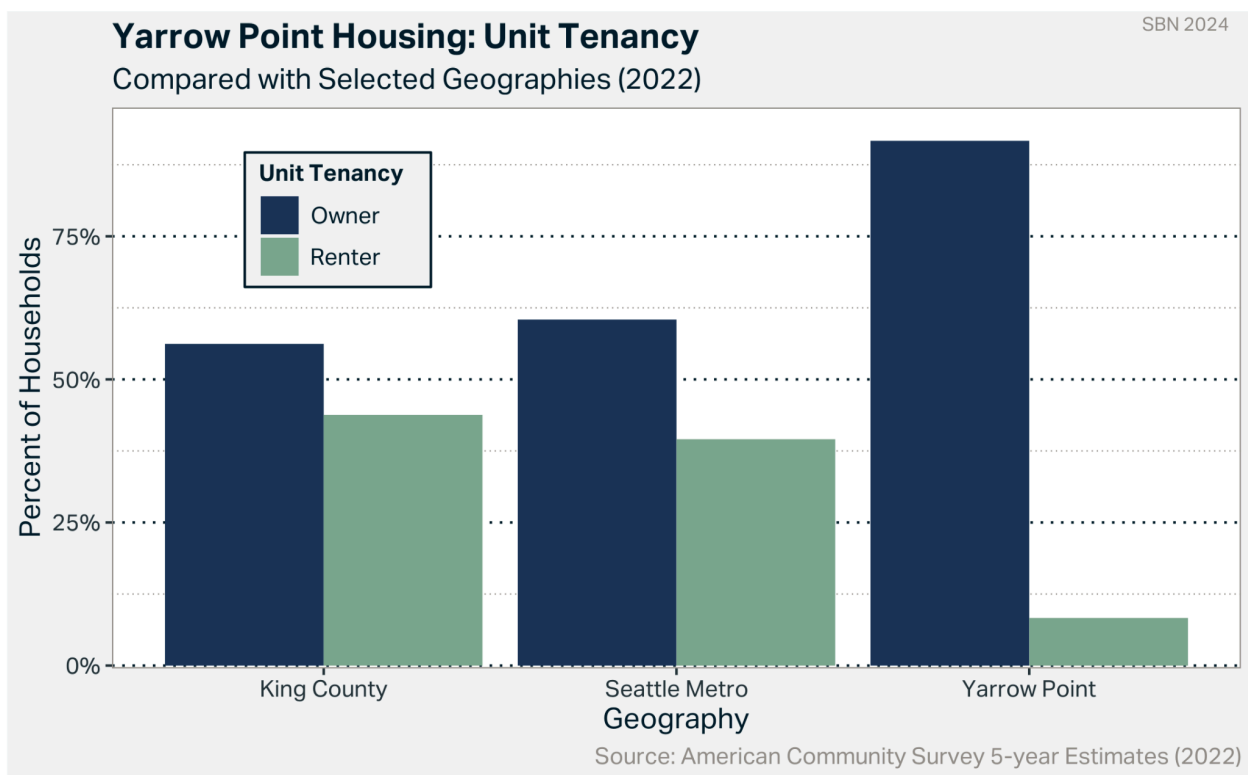


Plot 7: Yarrow Point Commuting Mode Share

3.0 Housing Inventory

3.1 Existing Housing Stock

The number of units in Yarrow Point has increased steadily over the past couple of decades. The King County Urban Growth Capacity Report estimates the Town increased from 401 units in 2006 to 426 in 2018 – while the Washington OFM postcensal estimates 413 units in 2023. Based on tax parcel data and aerial imagery, the real number is probably between 420 and 430 units in 2023. During the past decade, Yarrow Point surpassed King County’s 2006 target of developing 16 units by 2035. Most of Yarrow Point’s housing units are owner-occupied, with an estimated 93% of units under ownership (Plot 8). Fewer than an estimated 8% of the units in the Town are vacant.



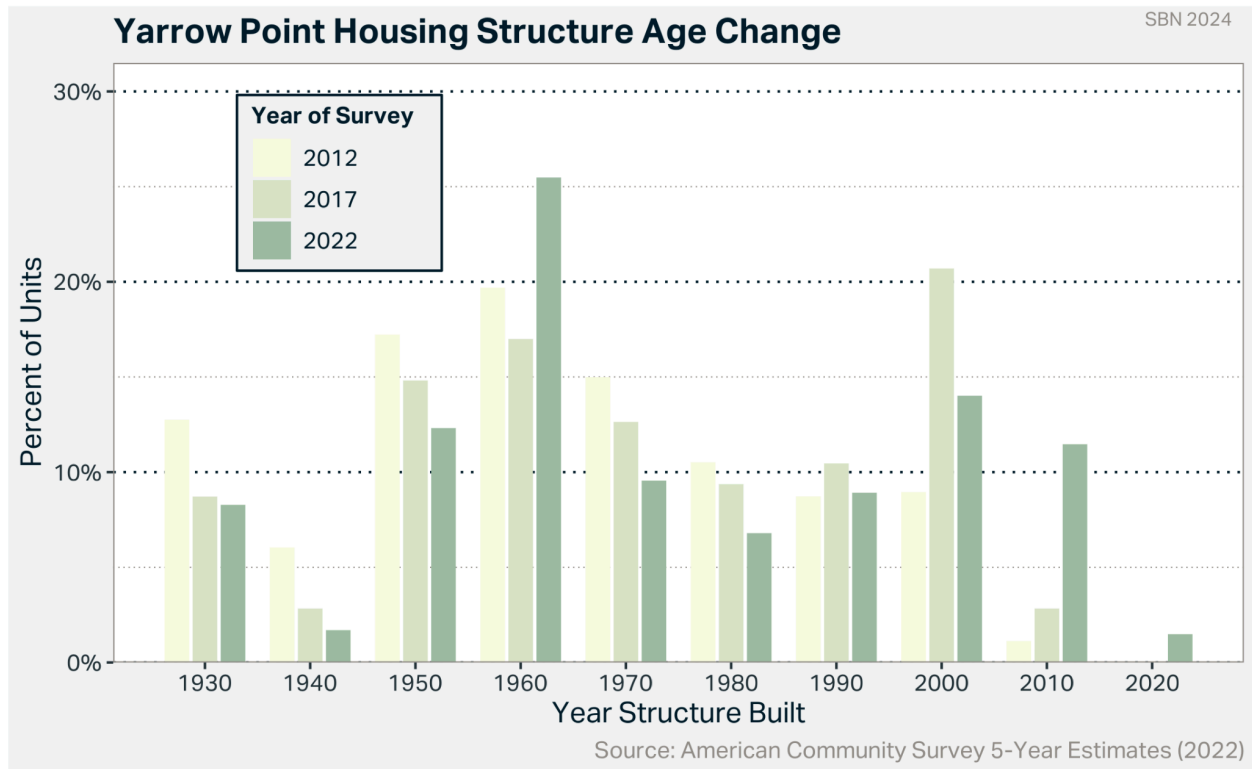
Plot 8: Share of Households by Tenure Comparison

3.1.1 Type of Housing Units (Single-family, Multi-family, etc.)

Yarrow Point currently only consists of single-family housing units as the primary use of each lot. Some units contain an accessory dwelling unit, although the Town lacks data on the number of lots containing permitted ADUs. The Town has updated its development code to accommodate special inventories required by legislation, including permanent supportive, transitional, and emergency housing (PSH, TH, EH) – although at this point, none exists in the jurisdiction. Given the high land and improvement costs associated with housing and development in the town, it is unlikely that the market would support the development of any of these housing types independent of a resident dedicating their land to supportive housing.

3.1.2 Age and Condition of Housing

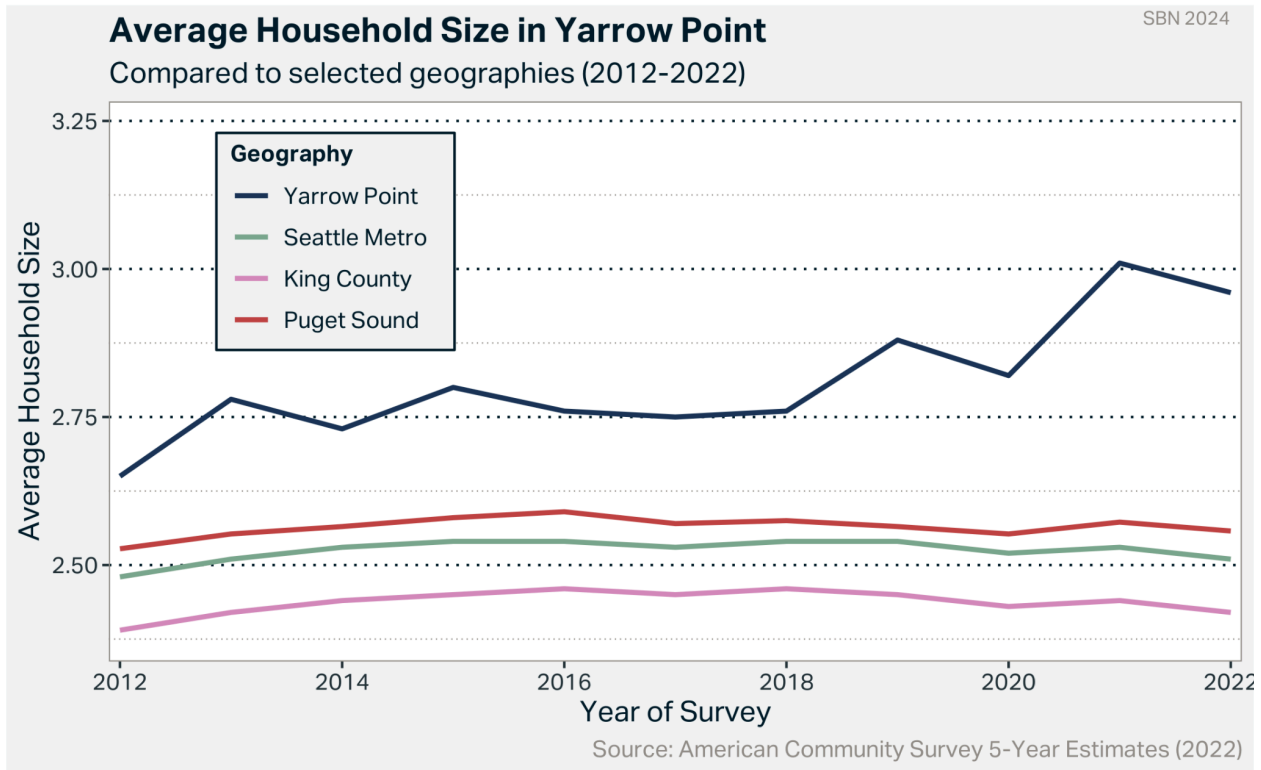
In general, Yarrow Point has experienced a healthy amount of new construction, as the ages of its buildings continue to trend towards post-mid-20th-century build dates, per the ACS (Plot 9). New construction appears to come at the expense of buildings from the 1940s and late 1900s. The data presents a picture of a populace especially willing to part with relatively new construction in favor of even more modern updates, as the percentage of units built in the 2000s decreased between 2017 and 2022.



Plot 9: Yarrow Point Housing Age Structure 10-Year Change

3.1.3 Household Sizes

The household size in Yarrow Point has also increased slightly. The median household size in Yarrow Point remains slightly higher than the surrounding region (Plot 10). While Yarrow Point's recent upward trend suggests the Town has increased household capacity to accommodate recent growth, further development of housing units and density may be required to achieve the long-term targets set out by the state and county. It is more likely the town's trends reflect an increase in the proportion of family households compared to non-family households rather than any significant increase in density.



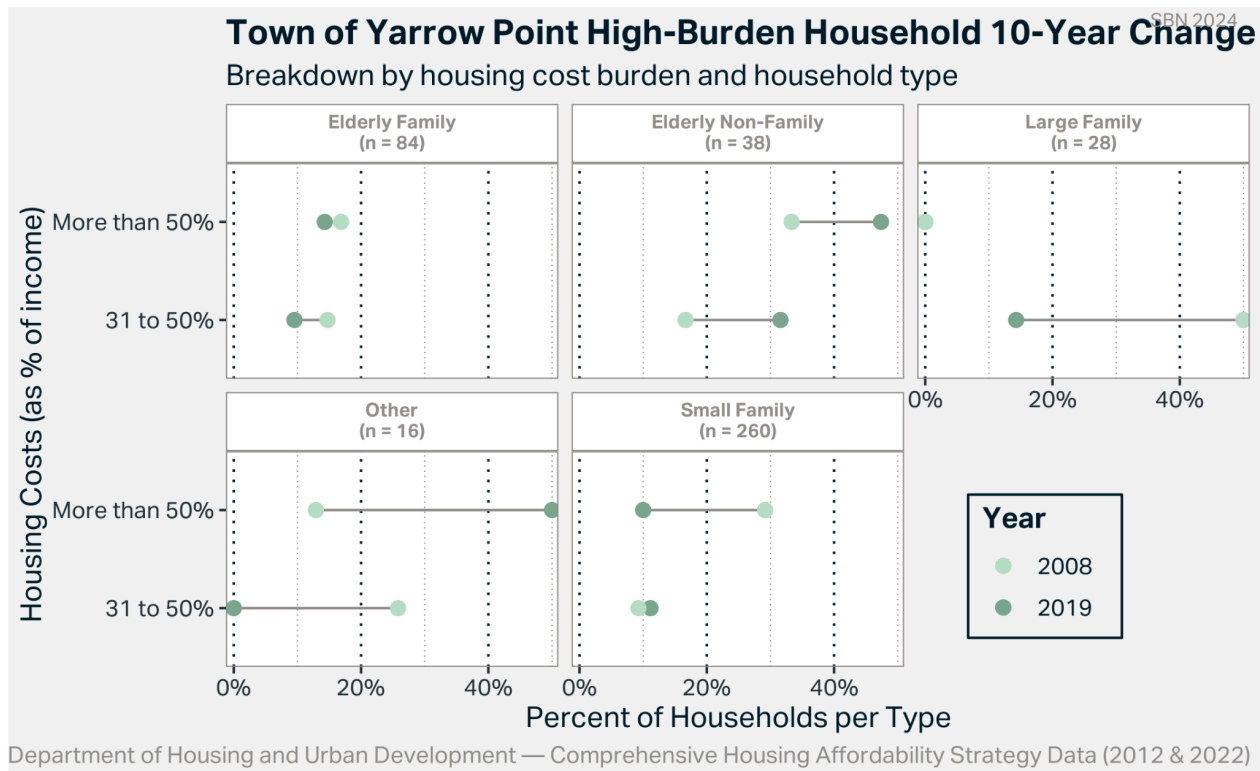
Plot 10: Average Number of Bedrooms per Household Comparison

3.2 Housing Challenges & Barriers

3.2.1 Housing Cost Burden

While most Yarrow Point residents are relatively high-income, their housing cost burden was a budding issue in 2008. Since then, the Town has seen an apparent decrease in cost burden among households making over 100% of the household area median family income (HAMFI) – a bracket that includes the vast majority of Yarrow Point households. Most small-family households – which comprise most of the households in Yarrow Point – spend less than 30% of their income on housing costs.

However, housing cost burden has increased significantly among elderly non-family households. Households labeled “Other” by HUD data have also experienced an increased cost burden but comprise a smaller percentage of total households in Yarrow Point. “Small Family” households, the largest group of households in the Town, have seen a decrease in housing cost burden (Plot 11).



Plot 11: High Housing Cost Burden 10-year Change

Over the last ten years, the decrease in renter households coincided with a lack of cost-burdened renter housing. As the state and county plan to accommodate more middle and affordable housing options in all jurisdictions, Yarrow Point may need to consider zoning changes to accommodate these typologies more effectively.

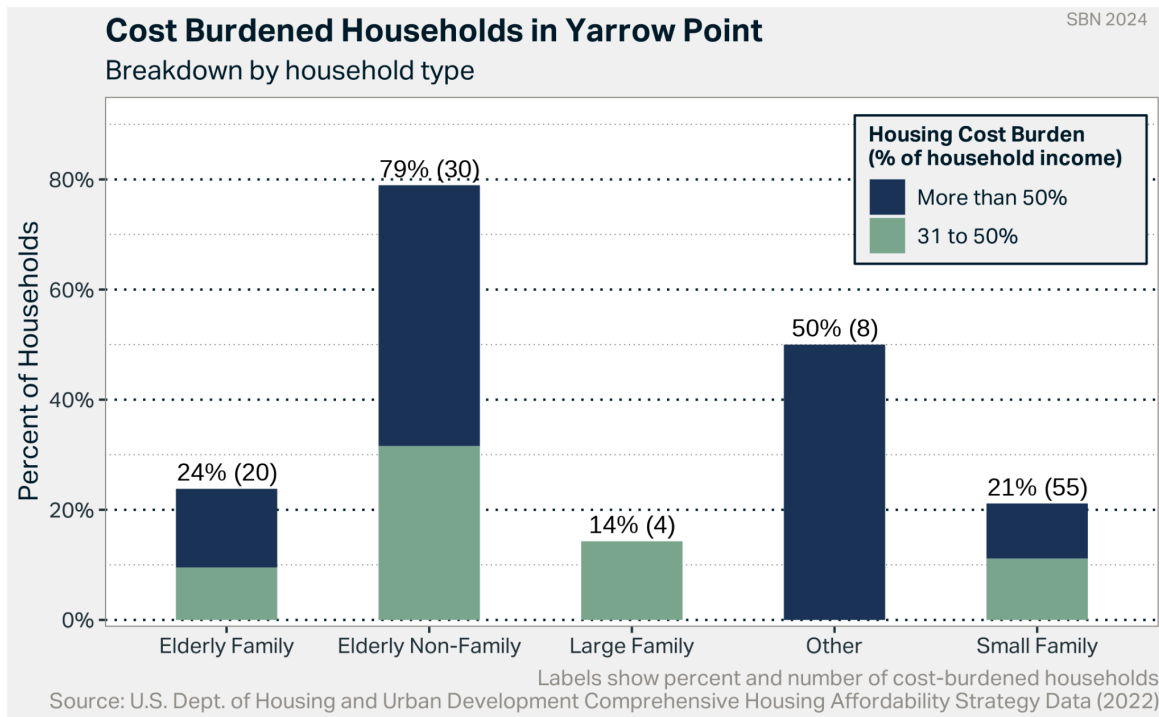
3.2.2 Displacement Risk

In the context of regional housing, income, and employment trends, housing displacement is a key subject in this Comprehensive Planning cycle. PSRC developed a displacement mapping tool that analyzes displacement risk down across the region's census tracts. PSRC's displacement tool accounts for five elements of displacement risk, including socio-demographics, transportation qualities, neighborhood characteristics, housing, and civic engagement.

The Town of Yarrow Point is situated in a census tract that overlaps neighboring towns Hunts Point and a portion of Clyde Hill. Due to its characteristics, this tract is classified as exhibiting a "lower" displacement risk. Yarrow Point does not exhibit many characteristics associated with a higher risk of traditional displacement or gentrification – especially compared to neighborhoods in nearby cities like Bellevue and Seattle.

3.2.3 Housing Accessibility (ADA Compliance, Senior-Friendly)

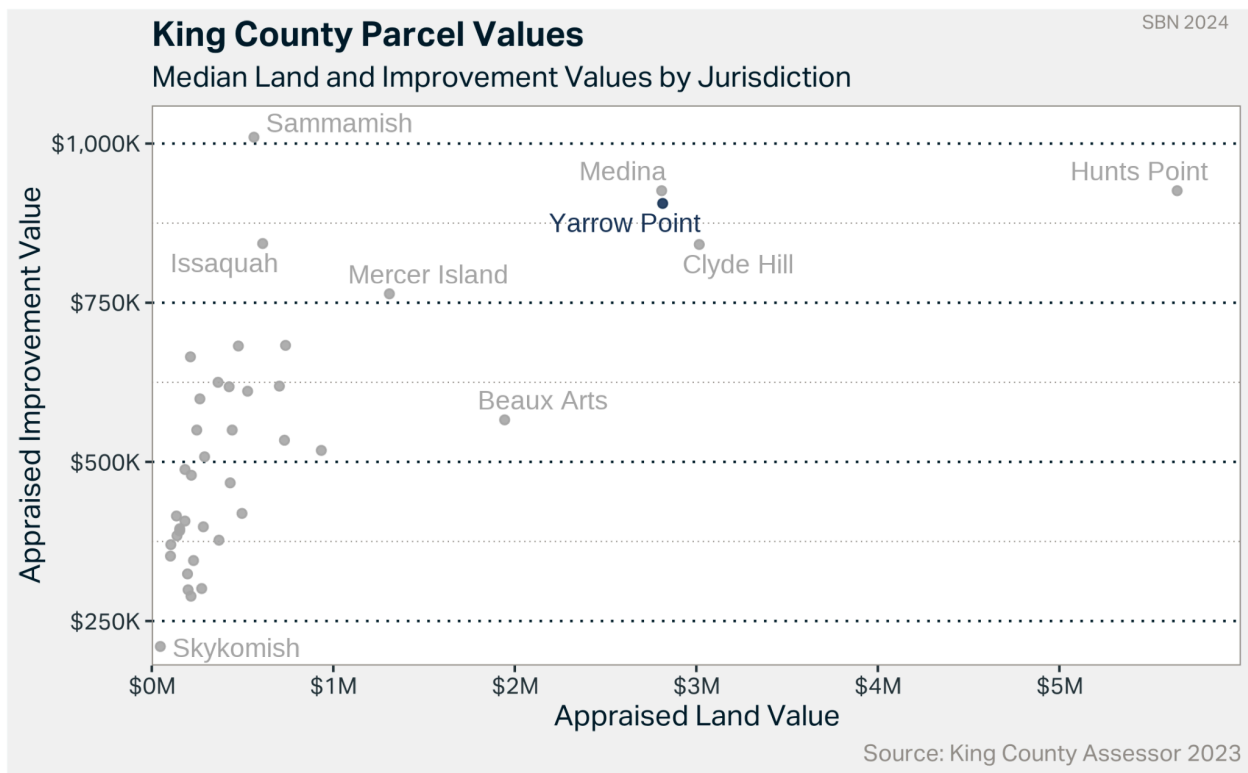
This does not mean there is no risk of any displacement in Yarrow Point. As exhibited by the cost burden data, elderly family and non-family households are experiencing an increased housing cost burden. Many of these elderly households may be owned by fixed-income retirees, and the increase in costs around them could pose issues as they attempt to age in place. Over a third (41%) of owned elderly family households pay over 30% of their income to housing costs (Plot 12). Among the middle and lower income brackets (under 80% HAMFI), that increases to 89%. These numbers present concerns for Yarrow Point as their population pyramid (Plot 2) suggests a slightly higher proportion of elderly people call the Town home than the regional average.



Plot 12: Highly-Burdened Household Composition by Type

3.3 Housing Market Analysis

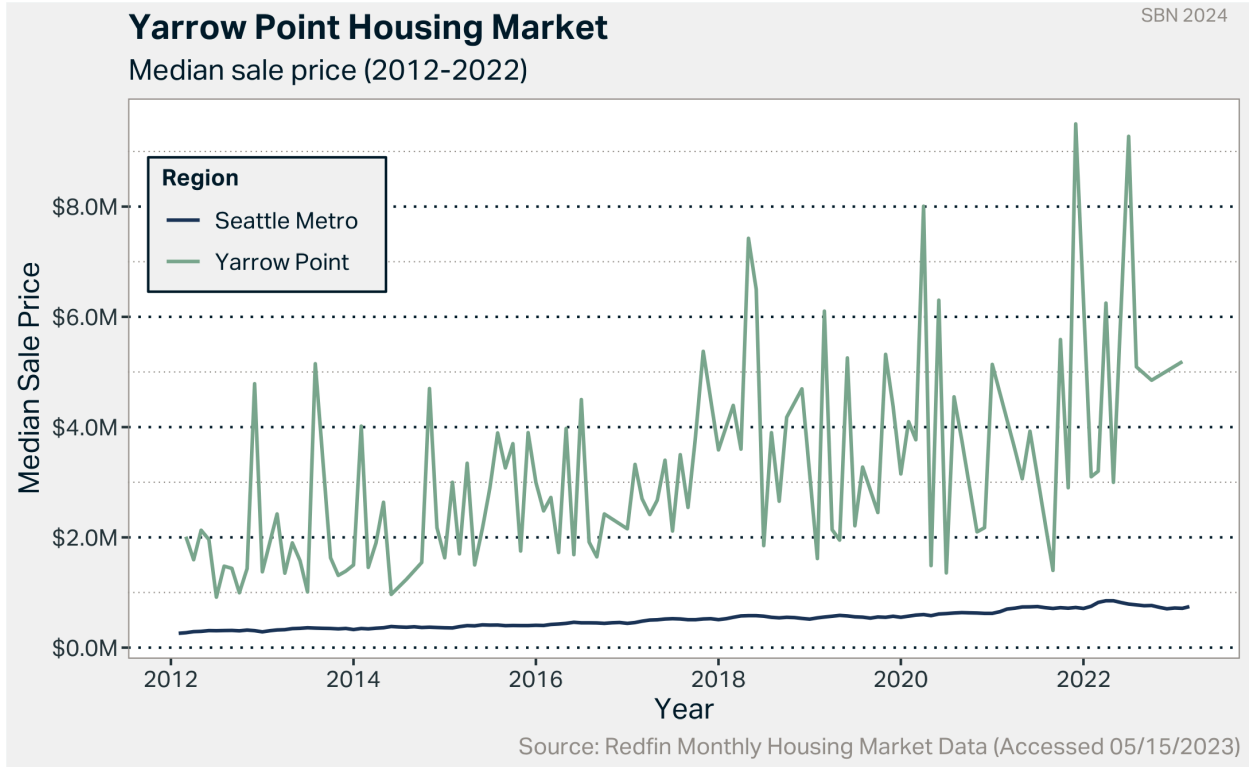
In alignment with the high-income residents of Yarrow Point, land and improvement values are exceptionally high in the Town. King County Assessor values of assessment outcomes present Yarrow Point as one of the jurisdictions with the county's highest land and improvement values. Values in Yarrow Point closely mirror those of some of its neighbors – Medina and Clyde Hill sit quite close to Yarrow Point – and these jurisdictions generally stand out from the cluster of assessed values found elsewhere in the county (Plot 13).



Plot 13; Assessment Results by Jurisdiction in King County

3.3.1 Sale Price

While assessment values offer one perspective of land values in the town and region, housing sales can offer an alternative perspective. Rather than a procedural assessment, sale values paint the picture of what people are willing to pay for land and housing in a given place. Plot 14 contrasts Yarrow Point's sale prices with those in the broader Seattle Metropolitan Area. The Town's median sale prices may be increasing at a somewhat similar rate to the region, but the actual median sale prices are sometimes millions of dollars more than the median in the Metropolitan Area.



Plot 14: Median Housing Sale Price Comparison

3.3.2 Housing Affordability and Income

With the analysis of sale data and assessed values in mind, the team also turned back to the ACS to determine how many households fall under specific brackets. While the ACS data's cutoffs don't exactly mirror COM's HAMFI brackets, the team worked to get numbers as close as possible for each bracket based on the available data. What is clear from this analysis is that nearly no housing is currently occupied by low-income residents, a very limited portion is occupied by middle-income residents, and the vast majority is occupied by high-income residents – somewhat mirroring the income brackets in Plot 4.

AMI Bracket	AMI \$	Monthly Rent (30% of Income)	Number of Rental Units in Bracket	House Price*	ACS Home Values in this Bracket
0-30%	\$43,950	\$1,099	0	\$160,000	1
30-50%	\$73,250	\$1,831	1	\$270,000	1
50-80%	\$117,200	\$2,930	5	\$430,000	1
80-100%	\$146,500	\$3,663	24	\$540,000	3
100-120%	\$175,800	\$4,395		\$640,000	6
120%+^	\$177,265	\$4,432		\$641,000	408
*Assuming no additional debt and 20% Down Payment at a 29% Debt-to-Income Ratio					
^Unlike previous rows, all price and income values in this row are the lowest, not highest, value					
Bolded values are significantly non-zero, per ACS margins of error					

Table 1: Breakdown of Housing Units by HAMFI Brackets

4.0 Development Analysis

4.1 Detail of State Requirements and County Targets

4.1.1 House Bill 1220: Affordable & Supportive Housing

Engrossed Second Substitute House Bill 1220 (commonly, HB-1220), coinciding with the 2024 Comprehensive Plan Update, marks a significant milestone in addressing housing needs across the state. At its core, the legislation emphasizes comprehensive planning to ensure sufficient land capacity and appropriate policy to accommodate more diverse housing needs across all economic segments of the population. This includes not only moderate-income households but also those with low, very low, and extremely low incomes, as well as emergency and permanent supportive housing provisions.

One of the key provisions of HB-1220 is the mandate to provide moderate-density housing options within Urban Growth Areas (UGAs). This directive encourages the development of diverse housing types, such as duplexes, triplexes, and townhomes, fostering a more inclusive and accessible housing market. By diversifying housing options, the legislation aims to address the needs of various demographics within the community while promoting affordability and sustainable growth.

Furthermore, HB-1220 underscores the importance of making adequate provisions for existing and projected housing needs. This entails documenting programs and actions necessary to achieve housing availability across all economic segments. By taking a proactive approach to housing planning, policymakers can better anticipate and address the community's evolving needs, ensuring that housing remains accessible and affordable for all residents.

In addition to addressing economic disparities, HB-1220 recognizes the importance of identifying and mitigating racially disparate impacts, displacement, and exclusion in housing policies and regulations. By acknowledging historical injustices and systemic barriers, the legislation seeks to rectify past inequities and promote fair and equitable access to housing opportunities. This includes identifying areas at higher risk of displacement and implementing anti-displacement policies to safeguard vulnerable communities and promote inclusive development practices.

4.1.2 House Bill 1110 & 1337: Middle Housing & Accessory Dwelling Units

Engrossed Second Substitute House Bill 1110 (HB-1110) designates Yarrow Point as a "tier 3" jurisdiction, requiring that at least two units may be developed on residential lots and expanding the diversity of housing types allowed, such as duplexes or stacked flats. While it allows for at least 6 different middle housing types, those that would add more than the required minimum density limit do not need to be considered in policy or development regulations. Zero lot line short subdivisions must adhere to unit density requirements. Development standards cannot

exceed those for detached single-family units. Middle housing developments undergo the same review process as detached units, with exceptions for critical areas. Parking requirements are relaxed for developments near major transit stops. Middle housing rules exclude critical areas and wetlands serving potable water sources.

Engrossed House Bill 1337 (HB-1337) allows for two accessory dwelling units (ADUs) on each lot in single-family residential zones. However, as HB-1110 allows for two units per lot in the Town, Yarrow Point is not required to allow more density than HB-1110 requires. Property owners are no longer obligated to reside on the lot, and restrictions on condominiumization or sale of ADUs are prohibited. Development regulations for setbacks, yard coverage, and aesthetics cannot exceed those for principal units. ADUs are permitted on property lines along public alleys, and street improvements are not necessary for permitting. Parking requirements are waived for developments near major transit stops, defined as stops on high-capacity transportation systems, commuter rail, rail or fixed guideway systems, or bus rapid transit routes. For larger lots, a maximum of two off-street parking spots may be required for middle housing developments. ADU requirements do not apply to critical areas, buffers, or wetlands serving potable water sources.

4.1.3 Impact on Analysis

Due to these bills, the land capacity analysis that underpins the comprehensive plan update's land use and housing elements must consider additional possibilities. The capacity may have doubled for each redevelopable or vacant lot with sufficient buildable land. The following analysis reconciles the mandates of HB-1220, HB-1100, and HB-1337 using the existing development standards of Yarrow Point – although those may change over the next few years as regulations are updated in accordance with COM guidance, state requirements, and Town input.

The starting point for this analysis is the targets set by the King County Growth Management Planning Council, which has set a target for ten additional permanent housing units and two emergency housing units by 2044 (Table 1). In addition to the overall targets, income-bracket specific targets – as required by HB-1220 – indicate a required 9 units of low-income housing (below 80% AMI) and 1 unit of middle-income housing (80 to 120% AMI). Given the town's existing housing stock, the County has not required the addition of any high-income (>120% AMI) housing units.

Year	Total	PSH	0-30%	30-50%	50-80%	80-100%	100-120%	>120%	EH*
Target: 2044	423	2	8	7	9	20	39	338	2
Baseline: 2019	413	0	4	4	8	20	39	338	0
Needed Growth	10	2	4	3	1	0	0	0	2

*Emergency Housing includes Emergency Shelters and Emergency Housing, both of which are temporary and do not constitute permanent housing

Table 2: King County Growth Targets

4.1.4 Current Zoning, Land Use, and Density Regulations

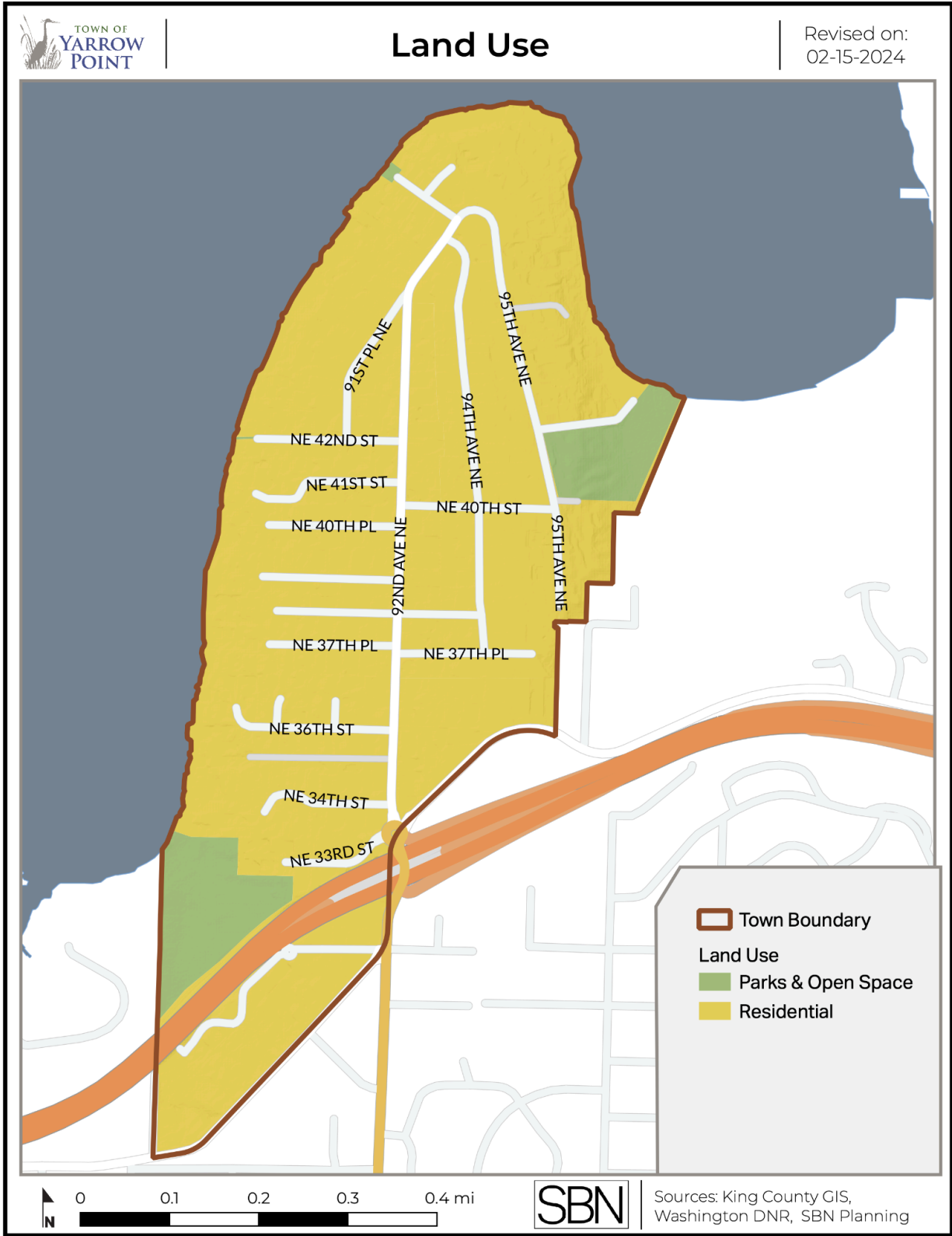
Yarrow Point’s existing land use is predominantly comprised by low-density residential space. Some land is dedicated to parks and a nature preserve, but most lots and acreage fall under residential land use (Map 1). With the passage of House Bills 1110 and 1337, the town may consider updating that land use to reflect the potential changes in density allowed – bringing the existing land use closer to medium-density residential standards.

Currently, Yarrow Point has two residential zoning designations: R-12 and R-15. The only defining difference between these designations is the minimum lot size required by development regulations. R-12 has a 12,000 square feet minimum lot size compared to 15,000 square feet minimum for R-15. Both of these fall under the low-density residential land use, but density updates may necessitate considering a change to future land use.

Per Table 3, the Town currently allows a density of 3.6 or 2.9 units per acre in residential zones. Based on current housing data, the achieved density across the Town is around 70 to 75% of what is allowed. Using similar proportions to estimate the achievable density under new regulations, the future planned density of the town is about 5.6 units per acre in R-12 zones and 3.93 units per acre in R-15 zones. These planned densities will be applied to redevelopable and vacant lots in the land capacity analysis (Section 5.2) to estimate the extent of possible development based on existing patterns.

<u>Zoning & Land Use</u>			<u>Density (units per acre)</u>			
Zoning Designation	Comp Plan Land Use	Description	Currently Allowed	Achieved	Future Allowed	Planned
R-12	Residential	Single-family residential: minimum lot size – 12,000 sf	3.63	2.82	7.26	5.64
R-15	Residential	Single-family residential: minimum lot size – 12,000 sf	2.90	1.97	5.81	3.93
P	Parks and Open Space	Designated parks and open spaces. Not residential.	0	0	0	0

Table 3: Land Use, Zoning, and Density Comparison



Map 1: Yarrow Point Land Use

4.2 Land Capacity Analysis

Per RCW 36.70A.070(2)(c), the comprehensive plan must identify “sufficient capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households, manufactured housing, multifamily housing, group homes, foster care facilities, emergency housing, emergency shelters, permanent supportive housing, and within an urban growth area boundary, consideration of duplexes, triplexes, and townhomes.”¹¹ To achieve this mandatory goal, jurisdictions must analyze their lots to identify where additional development is possible and likely.

4.2.1 Methodology

Using available tools and data from the King County Assessor, Department of Ecology, and Department of Natural Resources, the planning team applied local knowledge and market analysis to assess the capacity of lots in Yarrow Point thoughtfully. To conduct this analysis, the planning team used the open-source software R and its packages *tidyverse* for data engineering and *sf* for spatial analysis.

- Identify lots not relevant or suitable to redevelopment analysis due to:
 - Recently-approved or currently-processing building, site development, or subdivision permits as these are not as suitable for redevelopment
 - Homeowner Association boundaries where there may be different or more strict regulations precluding redevelopment
 - Significant right of way easements and/or private lanes, where development is unlikely due to both the geography of the parcel and its current use
 - High value of appraised improvements or ratio of improvements to appraised land value, where redevelopment is unlikely due to recent development or economic feasibility (Table 4)
- Determine the number of housing units on each lot through:
 - Aerial imagery, identifying lots which are assessed as “vacant” but have a structure or vice-versa
 - Text analysis of permits applications over the past 10 years for the construction of ADUs on the given lot
- Calculate buildable area of each lot by taking the square footage and removing the following:
 - 70% lot area to reflect the 30% lot coverage maximum currently codified by Yarrow Point
 - Any critical areas including erosion hazard areas, steep slopes, wetlands, and their buffers¹² (see Appendix)

Once these lots were removed and buildable area of remaining lots were assessed, the utilization and subsequent unit capacity of lots could be calculated.

¹¹ <https://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.070>

¹² Yarrow Point does not have an adopted critical areas ordinance, so these areas and their buffers are estimated based on critical areas applied by similar jurisdictions and county guidance

- The utilization of remaining lots was assessed as the following:
 - *Vacant*: Assessed use listed as vacant, no aerial imagery of a structure, and a minimum improvement value of \$10,000
 - *Partially Utilized*: Achieved density less than a third of planned density
 - *Infill*: Remaining buildable area large enough for a newly constructed primary housing unit without demolition or retrofitting of an existing unit (Table 4)
 - *ADU*: Remaining buildable area large enough for a newly constructed accessory dwelling unit (Table 4)
- Vacant and partially utilized parcels were further assessed for the ability to subdivide to get closer to the planned density of each zone (Table 3)
 - Lots with an achieved density less than a third of the zone’s planned density in a were deemed subdividable
 - Subdividable lots were assessed for their ability to achieve the planned density in a zone, assuming 2 primary units per lot per HB-1110¹³
 - To analyze subdivisions conservatively, the ratio of divided lot sizes to their minimums needed to be greater than 1.25 – this accounts for the possible inaccuracy of the Assessor’s data and development patterns in Yarrow Point
 - Subdivided buildable land was assessed for the number of primary redevelopment units it could support
- Once these steps were all applied, the number of additional units could be calculated
- Following these calculations, the team applied market factor reductions based on utilization and King County guidance to account for development history and likelihood of redevelopment in Yarrow Point

Parameter	Value
Minimum land value to be considered developable	\$1,000
Maximum improvement value to be considered redevelopable	\$600,000
Size ratio for partially vacant lots that could be divided	3
Improvement-to-land ratio maximum for redevelopable property	1
Minimum footprint ratio for infill	3
Buildable area per primary unit (Redevelopment & Infill)	2,000 sf
Buildable Area per Accessory Dwelling Unit (ADU)	1,000 sf

Table 4: Assumed Parameters for Land Capacity Analysis

¹³ While regulations complying with HB-1110 are not currently in effect in Yarrow Point, this analysis is meant to consider the next 20 years of redevelopment in the town – which will certainly occur under middle housing provisions.

4.2.2 Available Land for Development

The utilization of lots presented in Map 2 shows a reasonable distribution of vacant (13), partially utilized (18), possible infill (113), and possible ADU (79) lots. Clearly, Yarrow Point has land primed for redevelopment, and the large lot sizes in the town in both zones support the capacity for additional housing units. The lot numbers listed reflect the most developable classification each lot falls into.¹⁴

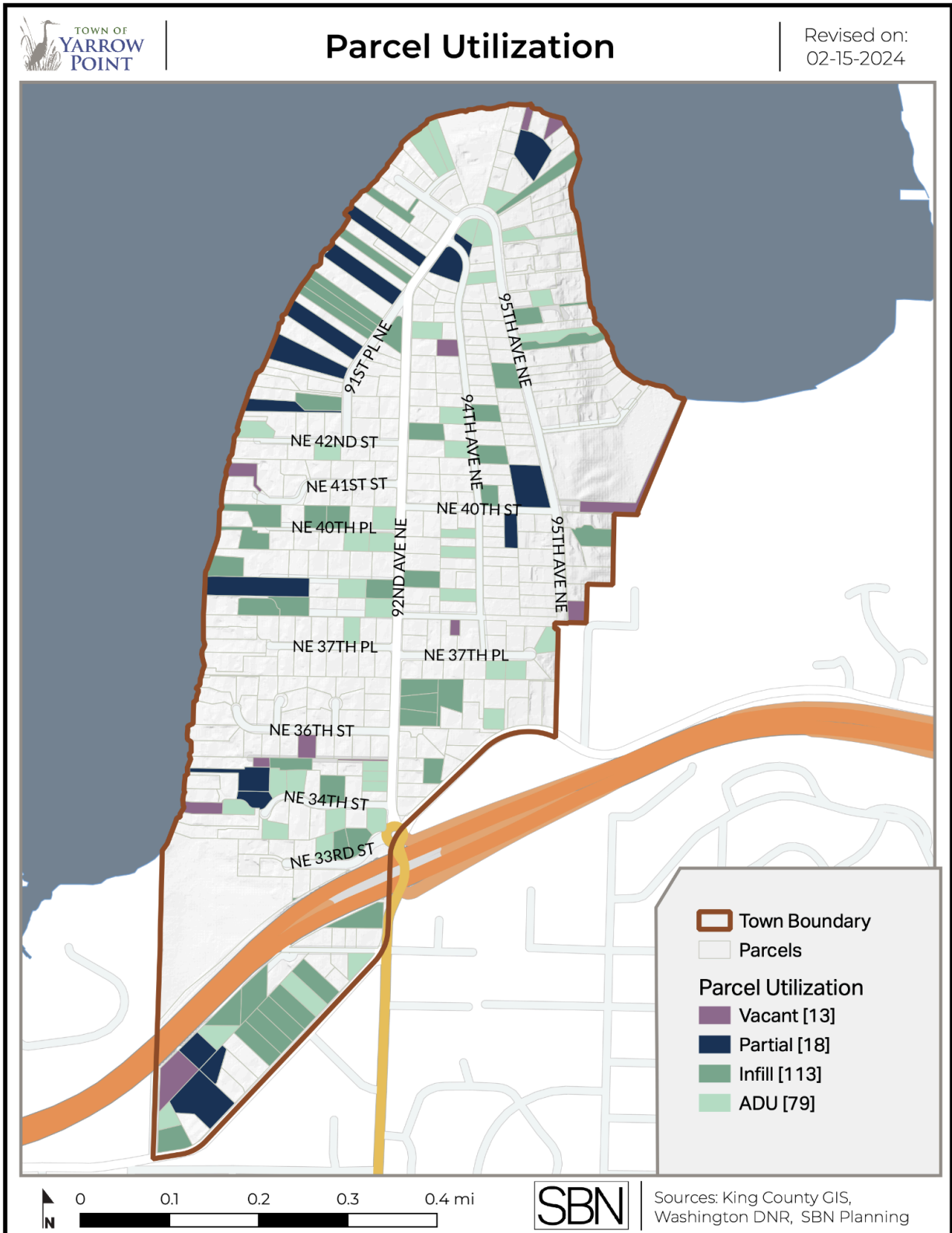
Based on these utilizations, we can summarize capacities by each zone. Table 5 presents these capacities and the market factor reduction values selected to reflect the Town’s development characteristics. These values align with the suggested ranges from King County’s guidance. They are as high as possible to reflect the frequency (or lack thereof) of redevelopment in Yarrow Point, resulting in increased housing capacity.

The next step is to analyze these capacity numbers in accordance with HB-1220. To demonstrate compliance with the mandates or identify gaps in housing affordability and availability, the planning team must assess how well the underlying land use and calculated capacities in Yarrow Point support different income brackets in the town.

Existing Conditions		Unit Capacity			Market Factor Reduction			Results
Zoning	Existing Units	Vacant	Partially-Used	Infill	Vacant	Partially-Used	Infill	Market Capacity
R-12	97	2	14	10	10%	15%	30%	19
R-15	284	23	70	76	10%	15%	30%	132

Table 5: Housing Unit Capacity by Zone adjusted for Market Factor

¹⁴ e.g., if a lot is vacant, it also probably meets the standards for partially utilized, infill, or ADU classification



Map 2: Parcel Utilization

4.3 Housing Capacity Affordability

A few key factors determine how well land use and zoning provisions address different housing affordability levels. The analysis of sales, property values, and existing units detailed in this report forms the foundation of the team’s ability to analyze whether additional unit capacities estimated by this analysis are suitable for different income brackets. Based on existing home values estimated by the ACS, land and improvement values from the King County Assessor, and sales data from Redfin, the current land use and zoning of Yarrow Point does not seem capable of supporting low-income residents. The AMI analysis presented in Table 1 and further market analysis in that section detail the issue clearly.

Despite these barriers, the King County Urban Growth Report (2021) and the breakdown of household income brackets (Plot 4) appear to deviate from that assessment. Based on these data, a small number of lower-income households are present in the Town. Per Table 6, approximately 4% of households fall under the low-income bracket, and 14% fall under the middle-income bracket.

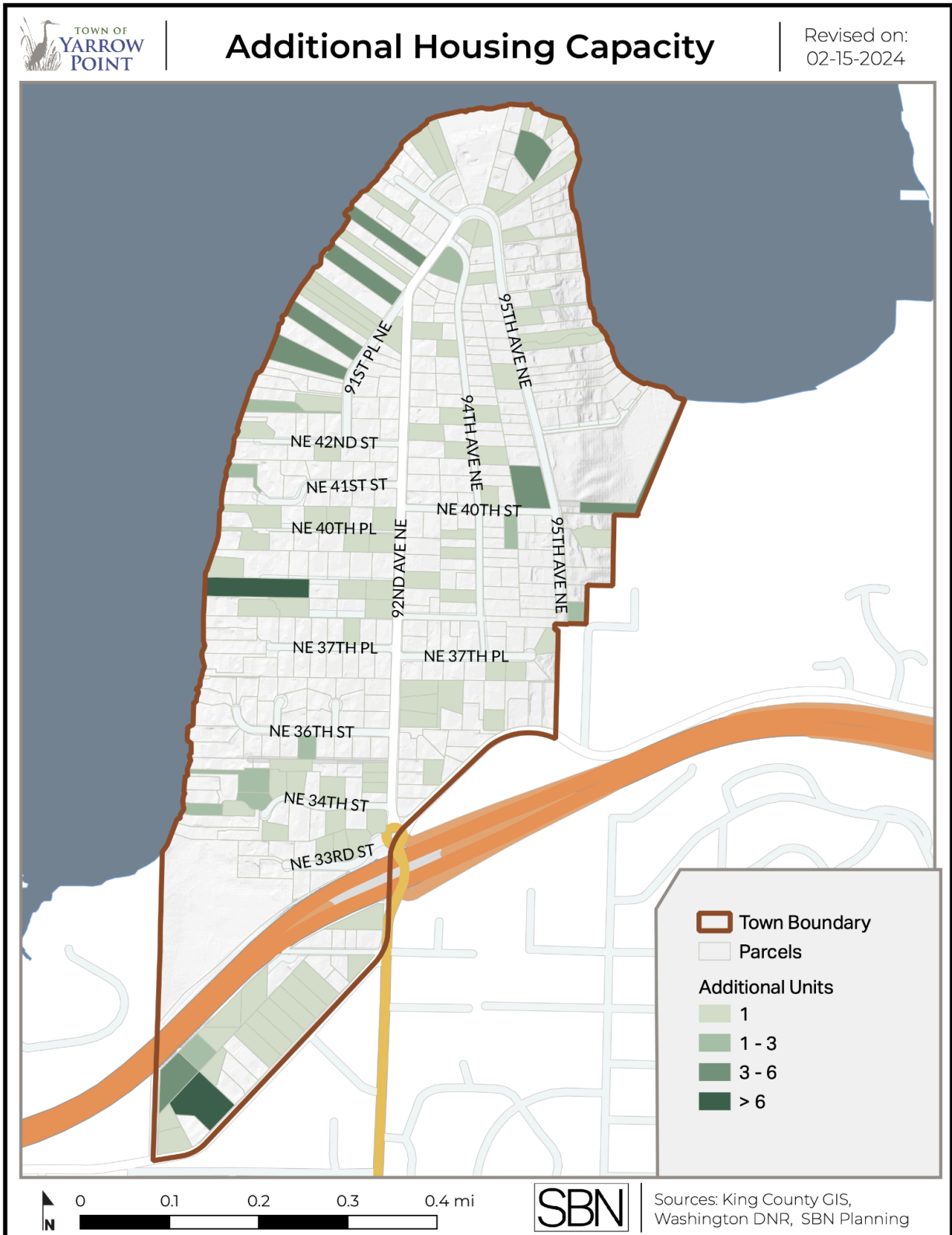
4.3.1 Affordability Breakdown by Land Use and Market Analysis

Commerce guidance points towards lower-density residential land use and zoning as unresponsive of these types of households. Following this guidance, Table 6 breaks down capacities by their suggested brackets. R-12 zoning’s slightly higher density, amplified by HB-1110, may offer a stronger foundation for middle-income housing. So, this analysis applies it at the 80-120% AMI level instead of the >120% AMI level.

With all of this considered, Table 6 presents the estimated numbers of possible additional units in alignment with each corresponding income bracket as a % of AMI. This analysis poses a considerable challenge for the Town: a deficit of 10 lower-income units based on the Town’s current land use and development patterns.

AMI Bracket	AMI Percent	Current Units	Existing Share	Estimated Capacity	Needed Capacity	Surplus / Deficit
Low	PSH	0				
	0-30%	4				
	30-50%	4				
	50-80%	8	3.9%	0	10	-10
Middle	80-100%	20				
	100-120%	39	14.3%	19	0	19
High	>120%	338	81.8%	132	0	132
Total		413	100.0%	151	10	141

Table 6: Housing Capacity Affordability Analysis



Map 3: Additional Housing Unit Capacities by Parcel

4.4 Gaps and Opportunities

While HB-1110 will offer increased housing options for residents in Yarrow Point, it is unclear whether these options will support lower and middle-income residents' ability to move to and live in the Town long-term. As of the date of this analysis, there is a considerable gap in addressing lower-income housing needs in Yarrow Point. Additionally, the Town's previous HB-1220-related code updates did not address emergency housing, and any ability to address that 2-unit requirement is unclear.

The Town has the opportunity to develop incentive programs and/or alternate land use solutions as middle housing provisions take shape. Close monitoring of how new housing provisions impact the market for housing in Yarrow Point will support the Town's ability to assess how intently it needs to pursue specific avenues for addressing housing gaps. Additional legislation not passed during this analysis may continue to impact this market & regulation alignment. In the meantime, the town should consider which steps it is willing to take to address these gaps.

Possible incentive programs could tie into middle housing provisions or reflect broader planning conversations about development patterns in urban areas. For the former option, adopting provisions similar to what is required of Tier 2 jurisdictions may support brackets other than high-income in Yarrow Point. For Tier 2 jurisdictions, lots that provide affordable housing units¹⁵ are allowed a density bonus of 2 additional units, totaling 4 units per lot. Alternatively, a Transit Oriented Development (TOD) approach may support lower-income and higher-density housing by offering similar density bonuses near active and public modes of transportation. This approach follows planning principles of concentrating density near services that support that density and closely mirrors bills presented in the state's legislature on several occasions.

Alternatively, the Town can pursue changing its land use and zoning entirely. It can do so with a transit-oriented focus – or not – but any shift toward mixed-use or moderate-density housing would support lower income brackets better than current land use. This approach would impact fewer lots in the Town but have a far more substantial and immediate impact on those lots upon adopting any denser zones.

To address the emergency housing gap, there are relatively simple practical solutions. Some approaches include designating overnight parking spots for emergency housing units such as RVs or camper vans. A second option is designating park lands for overnight camping for those experiencing a housing crisis. Robust public involvement and careful consideration of impacts on public facilities will need consideration in any approach, but the roadmap to meeting the target is relatively clear.

¹⁵ In HB-1110 these units require a long-term covenant dedicating the unit to certain affordability measures

For now, the Town must measure its progress over time and continue to consider how it will bridge the gap between affordable housing and what the market currently supports in the Town. If the next decade – most of which will be impacted by middle housing provisions – sees a substantial increase in lower-income households in Yarrow Point, it may not need to pursue additional measures, incentives, or land use changes.

5.0 Conclusion

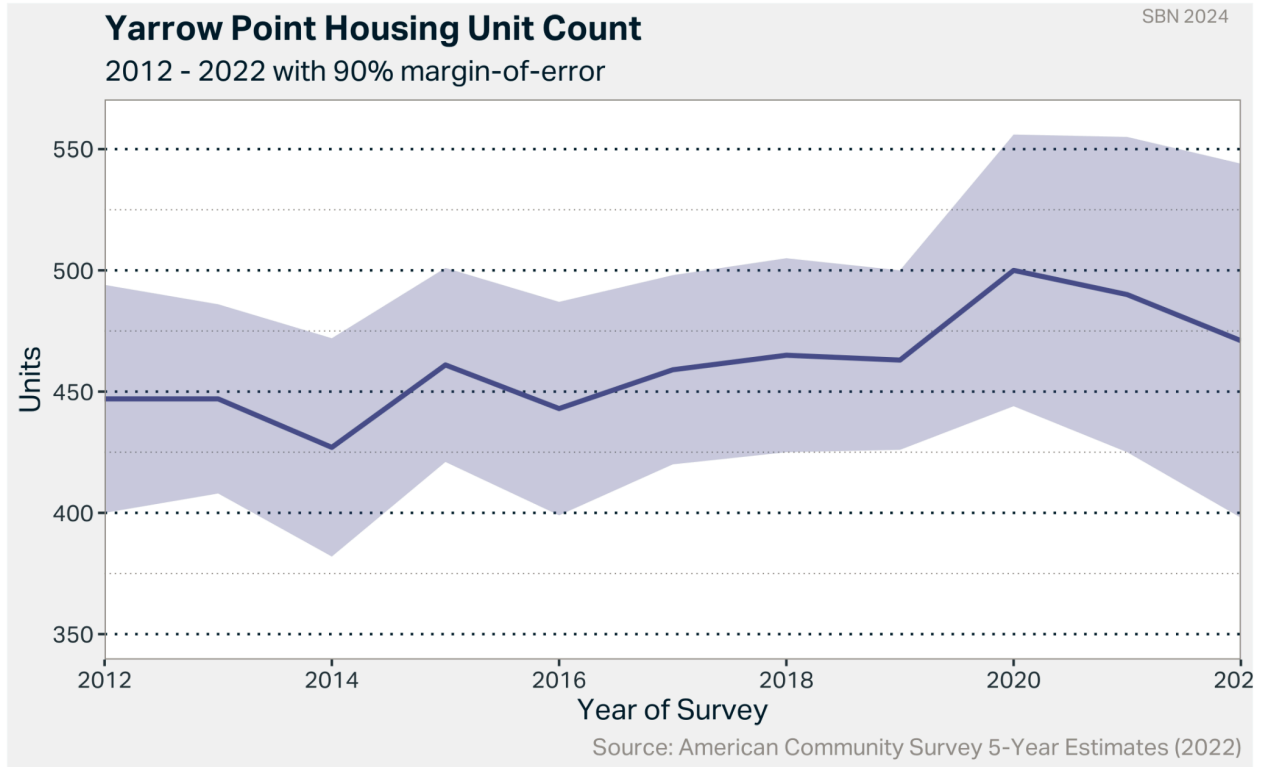
In brief, this report detailed the demographics and trends of the Town to better understand the populace in question. It analyzed the housing stock and market to form a foundation for the land capacity analysis. The analysis itself drew from COM, County, and PSRC guidance to develop an assessment that defines where the Town has found success and where gaps remain. The process as a whole lays out where planning efforts must focus in order to maintain compliance with regional targets and state mandates.

Ultimately, Yarrow Point has sufficient land capacity to meet the broad strokes targets laid out by the county. A gap exists for the lower income housing bracket, where progress must be monitored closely to determine the intensity and utility of possible solutions outlined in this report. It seems relatively unlikely the Town will meet its affordability targets without a considered and thoughtful approach to aligning development, markets, and affordability in the jurisdiction.

As a foundational piece of the Comprehensive Plan Update, this analysis may serve as a guiding document to supporting any possible land use and housing policies that seek to address the gaps and opportunities identified therein. These, in turn, may shape the discussion and policies related to public services, parks, transportation, and other infrastructure needs.

6.0 Appendices

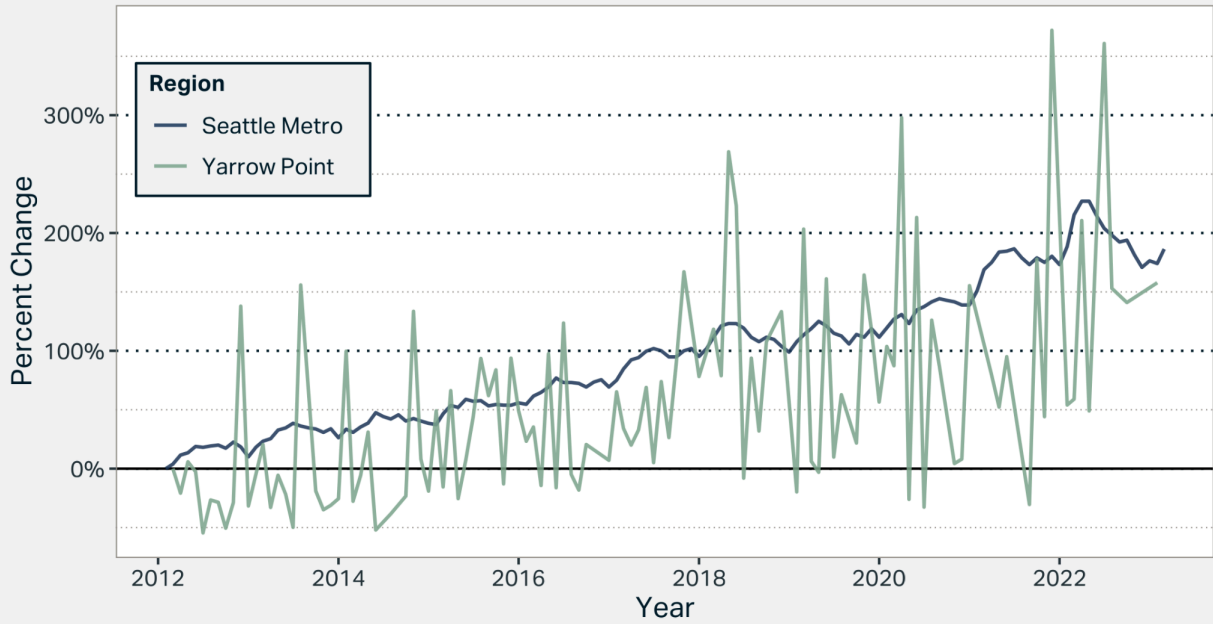
6.1 Additional Tables and Plots



Yarrow Point Housing Market

SBN 2024

Change in median sale price from January 2012

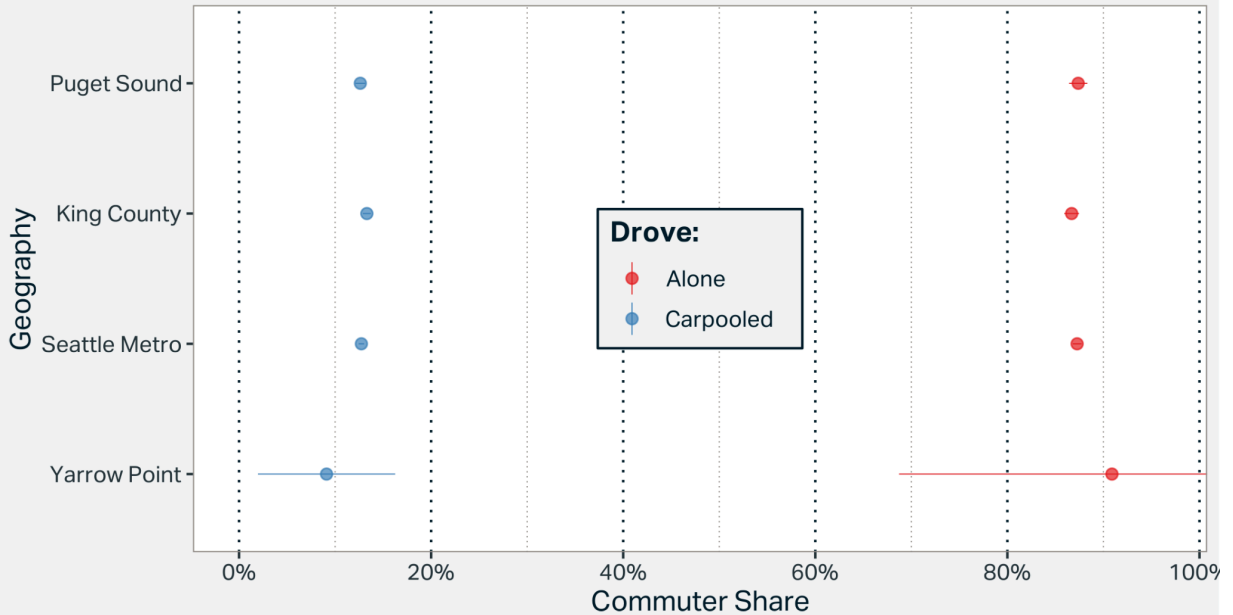


Source: Redfin Monthly Housing Market Data (Accessed 05/15/2023)

Yarrow Point Travel: Driving Commute Breakdown

SBN 2024

Regional Comparisons, 2021

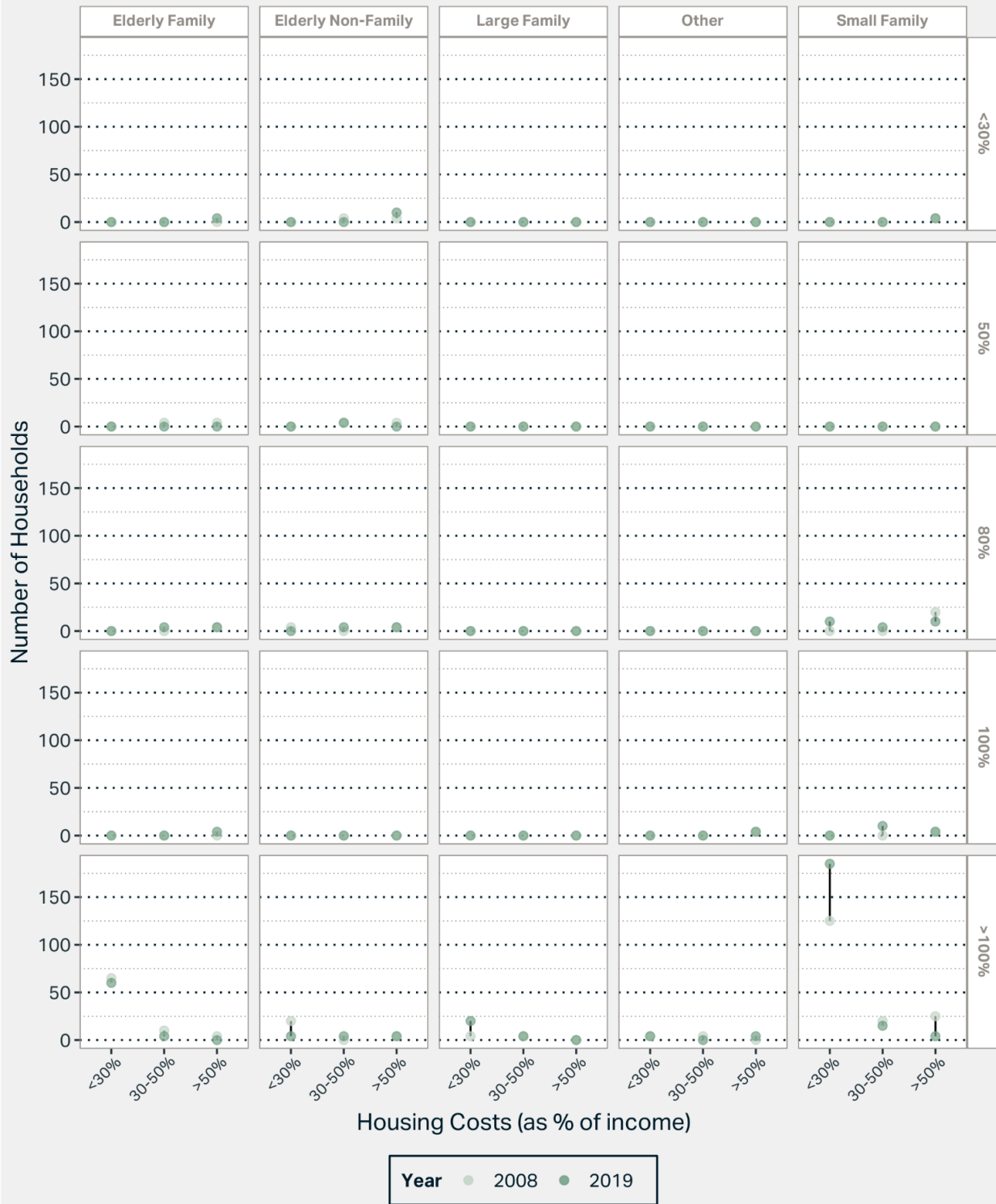


Source: American Community Survey 5-Year Estimates (2022)

Town of Yarrow Point Housing Cost Burden in All Owned Units

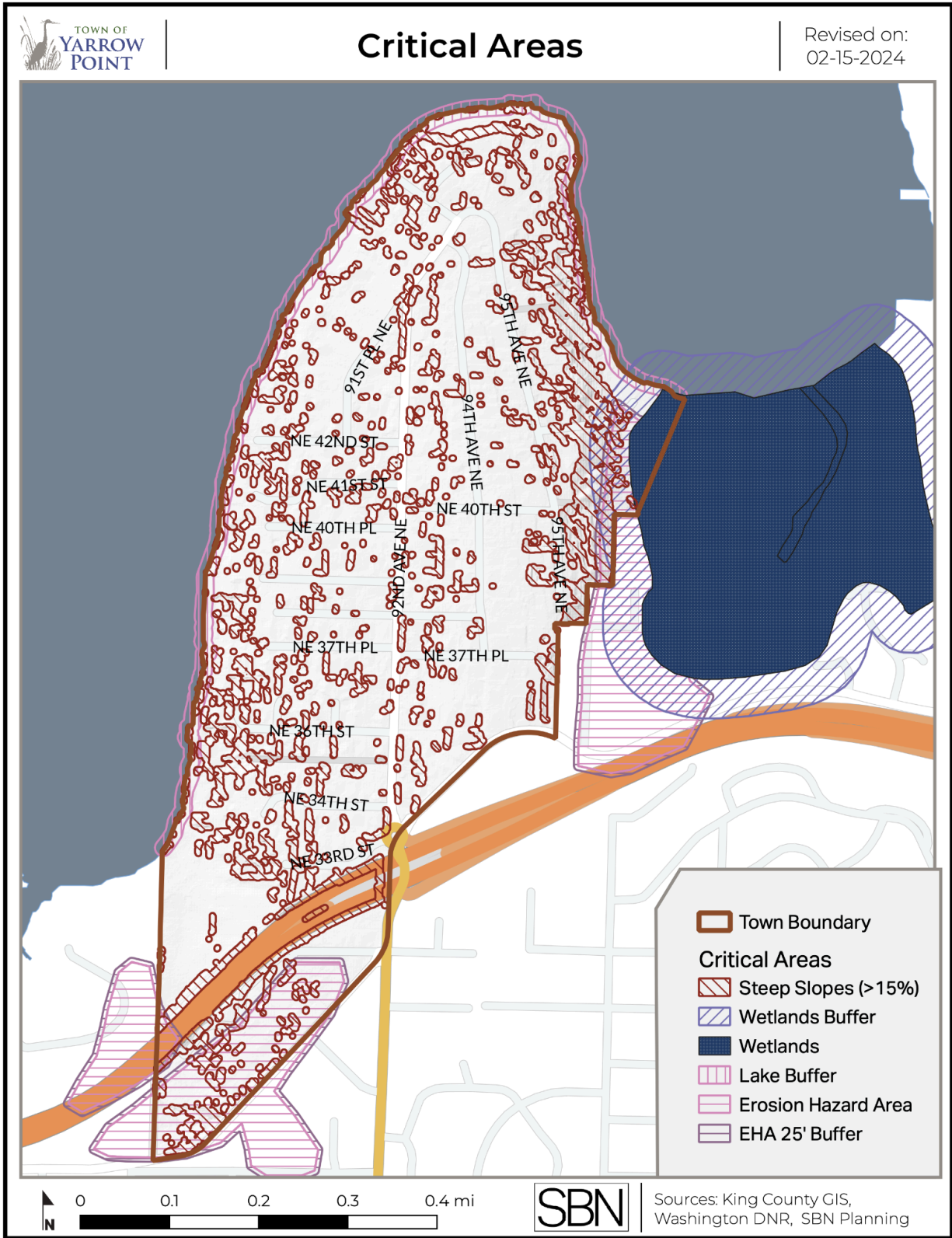
SBN 2024

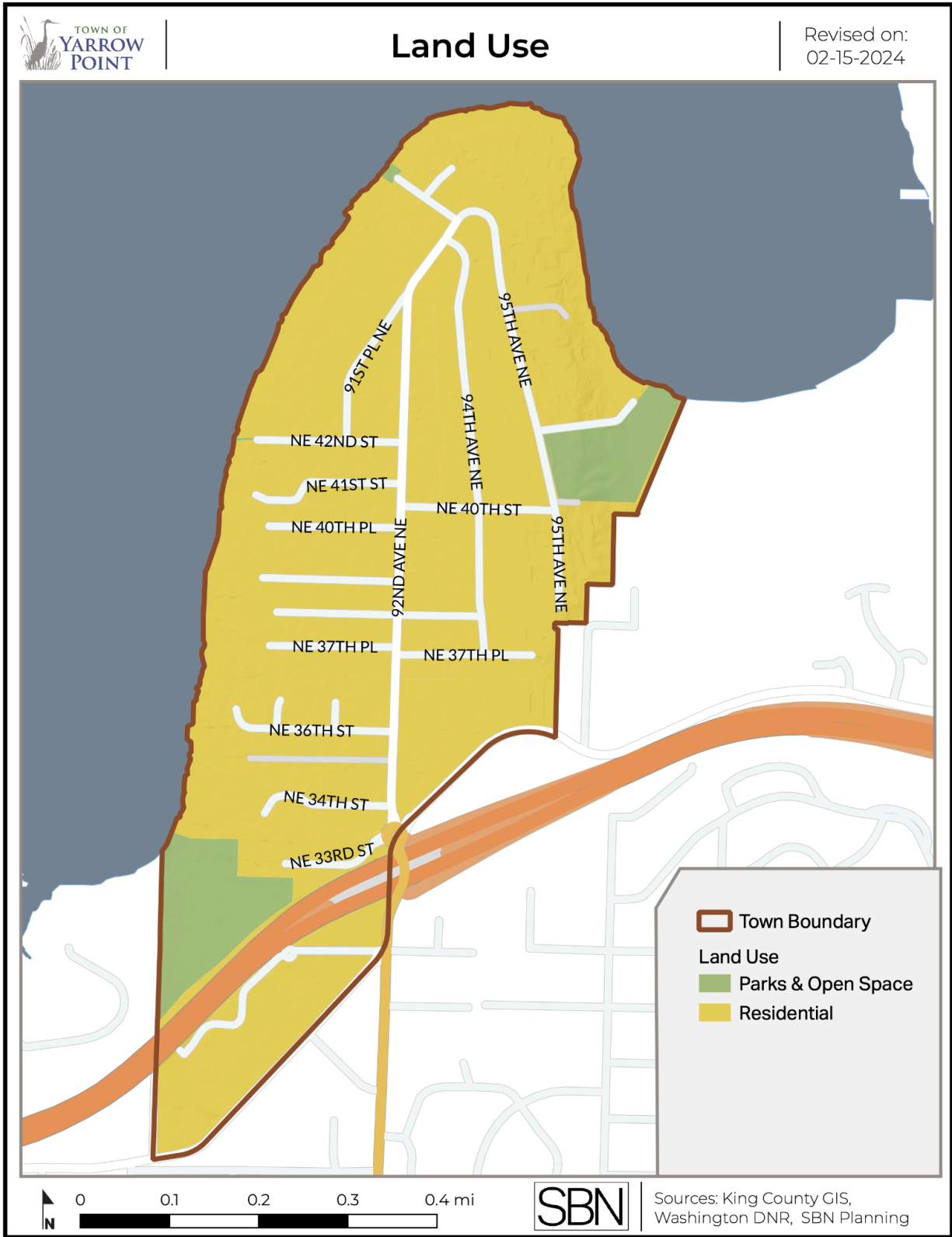
Breakdown by household type and HUD Area Median Family Income



Source: U.S. Dept. of Housing and Urban Development
Comprehensive Housing Affordability Strategy Data (2012 & 2022)

6.2 Maps and Geographic Information System (GIS) Data







Chapter XX: Land Use

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.

I. Introduction

As a cornerstone of the planning framework, this element serves as a guiding document to shape the future growth, development, and sustainability of Yarrow Point. Rooted in shared values, aspirations, and vision for the future, this updated plan reflects the Town’s commitment to preserving the unique character, enhancing the quality of life, and fostering a resilient and vibrant community for generations to come.

Building upon the foundation of previous planning efforts and informed by extensive community engagement and input, this updated Land Use Element articulates clear goals, objectives, and policies to guide land use decisions in Yarrow Point. It reflects the Town’s commitment to preserving the residential character, natural environment, and livable neighborhoods that define Yarrow Point. By embracing collaboration and a proactive approach to land use planning, Yarrow Point can remain a highly desirable place for current and future generations.

Planning Context

State Planning

The Land Use Element is one of the nine mandatory elements required by the Growth Management Act, RCW 36.70A.070(1).

Within the Land Use Element and associated analysis, the town must:

- Provide a future land use map;
- Consider approaches to promote physical activity;
- Provide a consistent population projection;

- Estimate population densities and building intensities based on future land uses;
- Provide a continuum of housing development opportunities, with an emphasis on affordable and middle housing;
- Include provisions for the protection of groundwater;
- Identify open space corridors;
- Consider review of drainage, flooding and stormwater run-off;
- Designate policies to protect critical areas;
- Mitigate climate impacts and adapt resilience strategies

Regional Planning

The Puget Sound Regional Council (PSRC) coordinates regional growth, transportation, and economic development planning in King, Pierce, Snohomish, and Kitsap Counties. Vision 2050 provides a regional growth strategy for efficient and sustainable use of urban lands to accommodate population and employment growth in the central Puget Sound area. Land use concerns, such as housing and employment planning targets, align with those of the Growth Management Act (GMA).

Many 2050 provisions cross over into other elements such as Environment, Development Patterns, Housing, Economic Development, Public Services, and Transportation. While Vision 2050 strongly emphasizes creating centers of more dense mixed-use economic centers, Yarrow Point stands somewhat unique as an entirely single-family residential community, with extremely limited opportunities for development outside of that required by HB 1110. The Housing Element and Housing Needs Analysis (HNA) may include more detail regarding land capacity and housing development opportunities.

County-Wide Planning

King County has developed and adopted a wide range of policies, most recently amended in November 2023, for the purpose of aiding development within the county to create vibrant and welcoming cities, interconnected hubs, protected natural areas, and distinct rural areas. The County defines housing targets in its Countywide Planning Policies (CPPs), which require assessing the Town's land use to determine if the existing conditions support future growth requirements. These targets are discussed further in the Housing Element and even more in-depth in the Housing Needs Analysis.

II. Land Use and Growth in Yarrow Point

Based on current growth trends, Yarrow Point's population may be expected to grow to 1,300 residents by 2044. The Town's population has grown about 14% in the prior 20 years. Based on the findings of the HNA, significant changes to the Town's land use code may be considered to accommodate that growth. Some changes will be required, such as middle housing and accessory dwelling unit changes imposed by recent state legislation. Others may be considered as the Town can assess and reflect on how those changes take shape over the near to medium-term future.

[PLOT OF POPULATION GROWTH AND PROJECTION]

Land Use and Zoning

Yarrow Point, situated in Washington state, is a residential community bordered by Lake Washington on three sides. State Highway 520 separates a small southern portion of the town from the rest of the peninsula. Covering approximately 231 acres, the town features a network of streets extending about 4.32 miles. It accommodates around 430 households and an estimated population of 1,125 residents. The Yarrow Point peninsula extends around four thousand feet into Lake Washington.

The town primarily comprises single-family residential developments with limited public use areas. Currently, Yarrow Point has no commercial, mixed-use, or multi-family land uses. Notable non-residential areas include the Wetherill Nature Preserve, Road's End Beach, and Morningside Park, which houses the Town Hall.

Zoning

Since its incorporation in 1959, the Town of Yarrow Point has maintained a straightforward zoning scheme primarily focused on residential areas. The town is divided into two residential zones, each distinguished by lot size. The zoning designation reflects the as-developed conditions prevalent at the time of incorporation.

The first zone, known as the R-12 Zone, encompasses the town's interior between 92nd Avenue NE and 95th Avenue NE, north of NE 36th Street. In this area, lots are designated at 12,000 square feet each. This zoning choice aligns with the prevalent lot sizes in this region during the town's early development.

The remaining areas of the town fall under the R-15 Zone designation. Here, lots are designated at 15,000 square feet each, reflecting a slightly larger lot size than the R-12 Zone. This zoning decision likely accommodated varying development patterns and lot sizes present in these areas during the town's incorporation.

The zoning framework of Yarrow Point reflects a historical context rooted in the town's early development patterns. The delineation of residential zones based on lot size aims to maintain consistency with existing neighborhood character while providing a framework for future development and land use decisions.

Table 1: Land Use and Zoning Designations and their Densities

<i>Zoning & Land Use</i>			<i>Density</i>			
Zoning Designation	Comp Plan Land Use	Description	Currently Allowed	Achieved	Future Allowed	Planned
R-12	Residential	Single-family residential with a minimum lot size of 12,000 square feet	3.63	2.82	7.26	5.64
R-15	Residential	Single-family residential with a minimum lot size of 15,000 square feet	2.90	1.97	5.81	3.93
P	Parks and Open Space	Designated park lands and open spaces with opportunities for recreation and/or conservation.	0	0	0	0
<i>Density in Units / Acre</i>						

[MAP OF ZONING DESIGNATIONS]

Residential Land Use

In both the R-12 and R-15 zones within the Town of Yarrow Point, single-family dwellings are the predominant and primary permitted use. This emphasis on single-family residences reflects the town's commitment to maintaining its residential character and preserving the quality of life for its residents. The zoning regulations aim to foster a cohesive and harmonious neighborhood environment by limiting the type of structures allowed within these zones.

While single-family dwellings are the primary focus of residential development, the zoning code does permit particular accessory uses that complement and support the primary residential function. These accessory uses may include amenities such as detached garages, home offices, or

guest cottages, which enhance the residential properties' functionality and livability while maintaining the neighborhood's overall character.

It is worth noting that Yarrow Point has limited remaining lots suitable for further subdivision. This scarcity of available land for subdivision underscores the town's commitment to responsible land use practices and preserving its existing residential neighborhoods. By carefully managing and regulating development within these zones, the town seeks to ensure that any new construction or modifications are consistent with the established character and scale of the community.

Despite limited land available for subdivisions, the increase in allowed and planned density of the Town due to recent legislative requirements will drastically increase the capacity of housing in the jurisdiction. This is detailed in the HNA, but the densities allowed will support the ability to redevelop lots suitable for increased capacities. Additionally, given the large lot sizes across the Town, there is an extensive amount of land suitable for the infill of different kinds of housing. Some larger lots are suitable for accommodating entirely new residential structures in addition to the existing structure. Others can accommodate an ADU without any issue under current zoning regulations.

Public Facilities

In the Town of Yarrow Point, critical public facilities serve as focal points for community gatherings, recreation, and administrative functions. The Town Hall, situated on the northwestern corner of Morningside Park and abutting 95th Avenue NE, is a central hub for municipal operations and civic engagement.

Following the completion of the Town Hall building, the adjacent land to the east underwent significant development to enhance its usability and aesthetic appeal. Approximately 600 cubic yards of fill were strategically placed to level and grade the area, transforming it into a sprawling lawn that now serves as a versatile space for various recreational activities and town functions. This expansive lawn area provides residents ample opportunities for leisurely strolls, picnics, and community events, fostering a sense of connection and camaraderie among neighbors.

Adjacent to the Town Hall, a sports court was constructed in 2011, further enriching the recreational offerings within the town. This facility provides residents opportunities for organized tournaments, recreational play, and social gatherings throughout the year. Whether engaging in a friendly pickleball game or taking a leisurely stroll through the park, residents of all ages can enjoy active and healthy lifestyles while fostering a sense of community spirit.

These public facilities not only contribute to the overall quality of life for Yarrow Point residents but also serve as catalysts for community cohesion and engagement. By providing accessible and well-maintained spaces for recreation, social interaction, and municipal services, the Town of

Yarrow Point continues to nurture a vibrant and inclusive community where residents can thrive and connect with one another.

Parks/Open Space

Morningside Park, Road's End Beach, and Wetherill Nature Preserve are crucial in shaping the town's residential landscape. These green spaces provide residents recreational opportunities and contribute to the town's overall character.

Morningside Park, located amidst residential neighborhoods, offers residents a quiet retreat for outdoor activities such as picnicking and walking. Its central location ensures accessibility for all residents, fostering a sense of community.

Road's End Beach, situated along Lake Washington, is a popular spot for waterfront relaxation and recreation. Its sandy shoreline provides residents with opportunities for swimming and sunbathing, enhancing the town's recreational offerings.

Similarly, Wetherill Nature Preserve offers residents a natural retreat with hiking trails and opportunities for birdwatching. These parks contribute to the town's quality of life by providing accessible outdoor spaces for residents to enjoy and connect with nature.

Yarrow Point's parks, open space, and opportunities for recreation are more fully described in the Environment Element, and within the Trails Master Plan.

Land Use & The Environment

The Town of Yarrow Point prioritizes protecting and managing its natural resources through various regulatory frameworks and ordinances. Development along the shores of Lake Washington, within 200 feet, falls under the jurisdiction of the Town's Shoreline Master Program.

Critical areas, including wetlands, aquifer recharge areas, fish and wildlife habitats, flood-prone zones, and geologically hazardous areas, are addressed in accordance with the Growth Management Act. Wetlands, identified through studies such as the 2002 reconnaissance by Shannon & Wilson, are considered under the town's Shoreline Master Program. A critical areas ordinance is both required and crucial to supporting the protection of these sensitive areas for the preservation of the distinct geography of Yarrow Point.

The Lake Washington shoreline, Morningside Park, and the Wetherill Nature Preserve provide essential habitat for various wildlife species, including fish, waterfowl, birds, raptors, and small

animals. Erosion-prone areas, identified in the Shoreline Analysis report, are subject to engineering and construction requirements to ensure public safety. Soil types within the town primarily consist of Alderwood gravelly sandy loam, Bellingham silt loam, and Seattle muck.

Land Use Goals and Policies

Goal L-1 Preserve and enhance the quality of life within the Town through appropriate land use measures that provide for projected needs and are consistent with the comprehensive plan.

Policy L-1.1 Accommodate new housing densities and typologies in harmony with the Town's existing character.

Policy L-1.2 Ensure zoning and land use work in partnership to preserve the Town's character.

Policy L-1.3 Assess existing and future land use and zoning designations to identify whether they support the Town's ability to meet housing targets and other regional requirements.

Goal L-2 Promote an active and healthy community

Policy L-2.1 Ensure the preservation of open space and the orderly development of green belts, parks, and public spaces.

Policy L-2.2 Preserve all existing parks for passive and active recreational use where possible.

Policy L-2.3 Maintain existing public access points to Lake Washington.

Policy L-2.4 Explore creative approaches and partnerships to expand public parks and open spaces for Town residents.

Goal L-3 Protect critical and natural areas within the Town

Policy L-3.1 Adopt a formal Critical Areas Ordinance that applies the Best Available Science to determine which portions of the Town are Critical Areas and how to best protect them.

Policy L-3.2 Protect the environment through the adoption of state and federal regulations.

Policy L-3.3 Continue to coordinate with county, state, and federal agencies to support environmental protections relevant to the flora, fauna, land, and waters relevant to the Town.

Goal L-4 Coordinate adequate and appropriate public facilities and infrastructure is developed concurrently

Policy 2.4.1 Coordinate the orderly development of public facilities.

Policy 2.4.2 Maintain existing facilities and evaluate the need for new facilities within the town.

Policy 2.4.3 Coordinate land use decisions with capital improvement needs for public facilities, including streets, sidewalks, lighting systems, traffic signals, water, storm and sanitary sewer, parks and recreational facilities, and cultural facilities

Chapter XX: Housing

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.

I. Introduction

As an integral part of the Yarrow Point (YP) comprehensive plan, this housing chapter outlines the strategies, goals, and policies that will guide the development and management of housing within the community. Housing, as defined within the Growth Management Act (GMA) framework, encompasses a broad range of residential options that provide shelter and accommodation for individuals and families.

Planning Context

The Washington State Growth Management Act (GMA) outlines specific goals and mandates concerning housing planning. As outlined in the GMA, comprehensive plans must include:

“A housing element ensuring the vitality and character of established residential neighborhoods.” - RCW 36.70A.070(2)

RCW 36.70A.070(2) details comprehensive plan requirements for a housing element. This includes:

- An inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the Department of Commerce
- A statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences, and within an urban growth area boundary, moderate density housing options including, but not limited to, duplexes, triplexes, and townhomes

- Identification of sufficient capacity of land for housing including, but not limited to, government-assisted housing, housing for moderate, low, very low, and extremely low-income households
- Adequate provisions for existing and projected needs of all economic segments of the community
- Consideration, analysis, and policies which work to mitigate and undo racially disparate impacts and displacement

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 reinforce the need for communities to identify sufficient capacity of land suitable for housing that serves a broad range of community members. The CPPs specifically urge cities within King County, such as Yarrow Point, to create and implement policies and programs dedicated to preserving and developing housing that serve all economic segments of the population. The CPPs also establish housing targets, which Yarrow Point must demonstrate it has the land capacity to accommodate. Recent legislation has mandated that the analysis of these targets not only considers the total capacity of housing units but also considers how housing in each zone may support each income bracket.

Year	Total	PSH	0-30%	30-50%	50-80%	80-100%	100-120%	>120%	EH*
Target: 2044	423	2	8	7	9	20	39	338	2
Baseline: 2019	413	0	4	4	8	20	39	338	0
Needed Growth	10	2	4	3	1	0	0	0	2

*Emergency Housing Units are temporary and not considered in the “needed growth” sum as they are an entirely separate type of housing. While they must still be accommodated, the means differ significantly from permanent housing types.

Table 1: Yarrow Point Housing Targets and 2019 Baseline

Emphasizing the importance of regional collaboration, Vision 2050 directs local governments in the PSRC's four-county area to “ Address affordable housing needs by developing a housing needs assessment and evaluating the effectiveness of existing housing policies, and documenting strategies to achieve housing targets and affordability goals. This includes documenting programs and actions needed to achieve housing availability, including gaps in local funding, barriers such as development regulations, and other limitations (H-Action-4).” This policy underscores the significance of a unified and data-driven approach in managing and enhancing housing access across the region. The housing shortage observed across much of Western Washington requires a significant collaborative effort across the region, supported by PSRC’s policies.

Key Definitions:

Permanent Support Housing (PSH): Subsidized, leased housing 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 the 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.¹

Emergency Housing: Temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that are intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement.²

Emergency Shelters: A facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelters may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations.³

Racially Disparate Impacts: When policies, practices, rules, or other systems result in a disproportionate impact on one or more racial groups.⁴

Displacement: The process by which a household is forced to move from its community because of conditions beyond its control.⁵

Exclusion of housing: The act or effect of shutting or keeping certain populations out of housing within a specified area, in a manner that may be intentional or unintentional, but which nevertheless leads to non-inclusive impacts.⁶

Displacement Risk: The likelihood that a household, business, or organization will be displaced from its community.⁷

¹ <https://deptofcommerce.app.box.com/s/0qmvzvov4480yrgijlumku8r8nmafzyod>

² <https://deptofcommerce.app.box.com/s/0qmvzvov4480yrgijlumku8r8nmafzyod>

³ <https://deptofcommerce.app.box.com/s/11217198jattb87qobtw63pkplzhxege>

⁴ <https://www.psrc.org/media/7086>

⁵ <https://deptofcommerce.app.box.com/s/11217198jattb87qobtw63pkplzhxege>

⁶ <https://deptofcommerce.app.box.com/s/11217198jattb87qobtw63pkplzhxege>

⁷ <https://deptofcommerce.app.box.com/s/11217198jattb87qobtw63pkplzhxege>

II. History of Development in Yarrow Point

To preserve the unique character of Yarrow Point, it is crucial to understand the community's housing development history. By examining past trends, this plan can better gain insights into the evolution of the built environment and shape future housing decisions accordingly. This chapter will explore the historical context of YP's housing development, highlighting key factors influencing the community's character and architectural styles.

Public engagement has been critical to ensure that the housing plans align with the community's vision and preferences. Yarrow Point has actively sought input from residents, gathering their opinions, concerns, and aspirations regarding housing. The findings from these engagement efforts will inform the goals and policies outlined in this chapter, ensuring that they reflect the community's needs and desires.

History of Development and Housing in Yarrow Point

The history of Yarrow Point traces back to the early settlement days of the Puget Sound region. In the early years of Yarrow Point's history, the area was primarily characterized by small farming enterprises. Spanning 231 acres, these farms cultivated strawberries, vegetables, and holly, creating a picturesque landscape. One prominent figure in Yarrow Point's agricultural history was Edward Tremper, who acquired land in 1902. Tremper imported holly stock from England and planted it on his property, ultimately establishing the largest holly farm in the United States by the 1920s.

To support the farming operations, workers of Japanese descent came to Yarrow Point, finding employment with Tremper and leasing land for their own strawberry and vegetable cultivation. However, the onset of World War II brought about a dark period in Yarrow Point's history. The policy of Japanese-American internment forced the Japanese residents of Yarrow Point and other areas in the Northwest into internment camps. Families were uprooted from their homes and livelihoods, disrupting the agricultural community that had flourished in Yarrow Point. Few Japanese families returned to Yarrow Point after WWII. Yarrow Point, as well as the majority of Bellevue, continues to contend with this history.

Two individuals significantly influenced the history of Yarrow Point. Leigh S. J. Hunt, owner of the Seattle Post-Intelligencer, purchased land in 1888 and named his estate "Yarrow," inspiring the town's name. George F. Meacham, a Scotsman, filed the first development plat in 1907 and named the streets with Scottish names. Meacham also donated land for a park, later becoming the Yarrow Point Town Hall site. Their contributions shaped Yarrow Point's identity and commitment to open space.

Character

Yarrow Point's history reflects a transition from rural farmland to suburban development in the late 19th and early 20th centuries. With the improvement of transportation infrastructure, Yarrow Point's scenic waterfront location became increasingly desirable for those seeking a serene and picturesque lifestyle. This shift in perception resulted in the establishment of early housing developments catering to residents drawn to the area's natural beauty and waterfront access.

Yarrow Point was incorporated in 1959 to preserve its community character and prevent commercial development near Yarrow Bay. While Yarrow Point is an incorporated jurisdiction, it functions more like that of a mature residential neighborhood. The town consists of single-family dwellings, contributing to a highly stable housing market. After incorporation, there was a minor surge in land development, resulting in approximately 95 new building sites. However, due to limited available land, growth has been slower since then.

Variety

Promoting housing variety is essential in addressing affordability challenges in our region. Yarrow Point predominantly consists of single-family homes. In accordance with RCW 36.70A.070 and the 2021 WAC 365-196-300 update, Yarrow Point addresses the preservation, enhancement, and expansion of housing, encompassing single-family homes and introducing moderate-density housing options. The Town of Yarrow Point might consider incorporating missing-middle housing, which bridges the gap between single-family homes and mid-rise multi-family buildings.⁸ This housing category includes new constructions on small lots, duplexes, triplexes, fourplexes, townhouses, cottage housing, and courtyard housing while maintaining Yarrow Point's distinctive character and quality.

⁸ <https://mrsc.org/stay-informed/mrsc-insight/september-2022/increase-housing-via-missing-middle>

III. Housing Supply

While this element covers some existing housing stock and capacity analysis, a more in-depth report on these topics can be reviewed in the Housing Needs Analysis Report – located in the appendices of this plan. What follows intends to offer a high-level overview of the results of that analysis.

a. Demographics and Inventory

As stated previously, although officially incorporated as a city, Yarrow Point operates with the characteristics of a mature residential neighborhood. The town's landscape is entirely composed of single-family dwellings on large lots with high land and improvement values. While some ADUs may exist on a few lots, the Town does not collect any formal data on the presence of ADUs at this time.

Housing tenure leans heavily towards ownership, with just 7% of units in the Town occupied by renters – per the 2022 American Community Survey 5-year estimates (ACS). Most units are occupied consistently, with a vacancy rate of around 8%. The lack of rentals and high cost of housing in Yarrow Point poses some affordability issues, as few homes exist in brackets affordable to those making less than 120% of the Area Median Income (AMI).

AMI Bracket	AMI \$	Monthly Rent (30% of Income)	Number of Rental Units in Bracket	House Price*	ACS Home Values in this Bracket
0-30%	\$43,950	\$1,099	0	\$160,000	1
30-50%	\$73,250	\$1,831	1	\$270,000	1
50-80%	\$117,200	\$2,930	5	\$430,000	1
80-100%	\$146,500	\$3,663	24	\$540,000	3
100-120%	\$175,800	\$4,395		\$640,000	6
120%+^	\$177,265	\$4,432		\$641,000	408

*Assuming no additional debt and 20% Down Payment at a 29% Debt-to-Income Ratio

^Unlike previous rows, all price and income values in this row are the lowest, not highest, value

Bolded values are significantly non-zero

Table 2: Breakdown of Housing Units by HAMFI Brackets

b. Approaches to Affordable Housing

In compliance with RCW 36.70A.070, this Housing element addresses the importance of identifying houses for moderate, low, very low, and extremely low-income households. Yarrow Point already has a housing stock that sufficiently addresses the high-income bracket (>120% AMI). The Town just needs one unit in the middle-income (80-120% AMI) and nine in the low-income bracket (0-80% AMI). This does not preclude market-rate housing from new

construction but does place the onus on the Town to accommodate housing types that support these lower income brackets more effectively than the Town currently does. In addition to housing types that support more affordable housing, successful incentives and/or programs could support lower-income housing development.

Recognizing the importance of addressing housing needs, the King County Comprehensive Plan emphasizes inter-jurisdictional cooperation and public/private partnerships. To assess these needs, King County designated ARCH (A Regional Coalition for Housing) to prepare the "East King County Housing Analysis" in accordance with RCW 36.70A.070(2). Yarrow Point actively participates in addressing affordable housing through various initiatives.

Yarrow Point's commitment to affordable housing is evident in its allowance for accessory building units and financial support for ARCH. As a member of ARCH, an Eastside consortium of cities pooling resources for affordable housing development, Yarrow Point reaffirmed its commitment in 2014 by endorsing the ARCH Work Program and Administrative Budget. The town contributed \$4,997 specifically allocated to projects such as the Friends of Youth Extended Foster Care Program, Providence Senior Housing Project, Habitat Sammamish Cottage Demonstration Project, and administrative expenses. By engaging in ARCH, Yarrow Point contributes to a regional, action-oriented approach to addressing affordable housing needs.

c. Racial Equity Analysis & Displacement Risk

Pursuant to the 2021 RCW 36.70A.070(e) update, the new plan must address how local policies and regulations result in racially disparate impacts, displacement, and exclusions. Given the community's relatively high average income levels at a median income of \$250,001 per year in 2020, the likelihood of displacement is minimal. PSRC's Displacement Map identifies Yarrow Point as a "lower" displacement risk from a scale of "lower" to "higher" – indicating a lack of risk of traditional displacement in the Town.

Despite this, the housing cost burden among elderly households may present a distinct displacement and aging-in-place issue for the Town. Over a third (41%) of owned elderly family households pay over 30% of their income to housing costs. Among the middle and lower income brackets (under 80% HAMFI), that increases to 89%. These numbers present concerns for Yarrow Point as its population demographics include a slightly higher proportion of elderly people than the regional average.

[PLOT OF HOUSING COST BURDEN BY HOUSEHOLD TYPE]

As the majority of Yarrow Point is zoned for single-family housing, it is important to address how the legacy of similar zoning policies has historically been used to enforce racial and economic segregation increasing disparities in housing opportunities and wealth accumulation. Single-family zoning can exclude affordable housing options like duplexes or townhouses, limiting socioeconomic diversity. Recent legislation, including HB-1110 and 1337, have mandated middle

housing and ADU provisions that expand the housing options available to Yarrow Point residents and mitigate some of the possible racially disparate impacts of the existing zoning. As development regulations considering these changes are incorporated, the Town may reassess the equity and impacts of these changes on the jurisdiction’s population.

d. Additional Capacity

Based on the Housing Needs Analysis, Yarrow Point does have the overall capacity to meet its housing targets. Successfully reaching the income-based targets will depend on whether required middle housing and ADU provisions alone bridge the affordability gap in the Town over the next 20 years. In the meantime, the Town should continue to thoughtfully assess the impacts and possible progress these changes make on housing affordability in the jurisdiction.

<i>Existing Conditions</i>		<i>Unit Capacity</i>			<i>Market Factor Reduction</i>			<i>Results</i>
Zoning	Existing Units	Vacant	Partially-Used	Infill	Vacant	Partially-Used	Infill	Market Capacity
12	97	2	14	10	10%	15%	30%	19
15	284	23	70	76	10%	15%	30%	132

[MAP OF ADDITIONAL CAPACITY BY LOT]

Housing Goals and Policies

Goal H-1: Preserve and foster housing development harmoniously with the existing high-quality neighborhood character.

Policy H-1.1: Continue maintaining the existing housing typologies that define Yarrow Point's history and community.

Policy H-1.2: Support the development of more affordable housing units that maintain the Town's character and approach to housing.

Policy H-1.3: Develop regulations that ameliorate additional housing typologies within the context of Yarrow Point's existing character.

Policy H-1.4: Adhere to state building code standards.

Goal H-2: Foster housing strategies that meet the current needs of the community while safeguarding its future.

Policy H-2.1: Encourage housing development in ways that protect the natural environment.

Policy H-2.2: Support the adoption of a critical areas ordinance that balances development considerations with environmental impact.

Policy H-2.3: Promote at-home energy conservation and renewable energy sources.

Policy H-2.4: Maintain SEPA thresholds that allow for environmental reviews of projects that may substantially impact the local environment.

Goal H-3: Expand housing choices in accordance with state regulations.

Policy H-3.1: Develop middle housing regulations in line with public feedback and state requirements, ensuring that new typologies fit in with existing Yarrow Point housing.

Policy H-3.2: Support changes to the Town's accessory dwelling unit regulations to maintain compliance with state regulations in support of increased housing options.

Policy H-3.3: Periodically assess the success of these new and expanded housing typologies in addressing affordability gaps and consider other possible housing options in the Town.

Goal H-4: Achieve a mix of housing types that are attractive and affordable to a diversity of ages and abilities.

Policy H-4.1: Encourage and support accessible design and housing strategies that allow seniors to remain in their own neighborhoods as their housing needs change.

Policy H-4.2: Encourage a range of housing types that provide an affordable alternative to single-family ownership and options for aging-in-place.

Policy H-4.3: Periodically assess zoning regulations to ensure they do not unfairly limit group homes or housing options for individuals with special needs. Reasonable accommodations will be considered in rules, policies, practices, and services to provide equal opportunity for individuals with disabilities to use or enjoy dwellings.

Goal H-5: The Town will continue to support affordable housing efforts in the Town and region

Policy H-5.1: Support the construction of housing types that are available to very low, low, and moderate-income households.

Policy H-5.2: Encourage affordable housing options that are compatible with the City's high-quality residential setting including the preservation and rehabilitation of older housing stock to create affordable housing.

Policy H-5.3: Continue participation in inter-jurisdictional organizations to assist in the provision of affordable housing on the Eastside.

Policy H-5.4: Continue contributing to agencies that support affordable housing, including A Regional Coalition for Housing (ARCH).

Town of Yarrow Point

Comprehensive Plan

2024 Comprehensive Plan Update
Date of Adoption: XX/XX/XXXX



Mayor of Yarrow Point

Katy Harris

Town Council

Steve Bush
Chuck Porter
Michael Hyman
Stephan Lagerholm
Kathy Smith
Andy Valaas - Retired 2023
Carl Scandella - Retired 2023

Planning Commission

Carl Hellings: Chair
Lee Sims
David Feller
Chuck Hirsch
Jeffrey Shiu

Town Staff

Clerk - Treasurer: Bonnie Ritter
Deputy Clerk: Austen Wilcox
Town Engineer: Stacia Schroeder
Town Building Official: Steve Wicox
Town Attorney: Emily Romanenko
Town Planners: SBN Planning



Preface

Upon its incorporation in 1959, Yarrow Point adopted its initial Comprehensive Plan, which governed the Town’s development. Subsequent updates were made in 1994, 2004, and 2015. This 2024 Comprehensive Plan aims to provide guidance for the Town’s future over the next decades.

The Mayor, Town Council, Planning Commission, and Staff play a role in ensuring active citizen participation in the updates of the Comprehensive Plan for Yarrow Point. As part of the Comprehensive Plan’s commitment to public engagement, the Planning Commission has served as advisors to council and have worked with the planning team to define the Town’s vision.

Following their discussions, the Planning Commission presents their recommendations to the Town Council for review and adoption. The Comprehensive Plan is supported by a range of accompanying documents that provide detailed information on specific issues. For

more in-depth understanding, it is advisable to refer to the relevant supporting documents, including the Yarrow Point Municipal Code (YPMC), the Shoreline Master Program (SMP), the Trails Master Plan (TMP), the Capital Improvement Plan (CIP), and Stormwater Management Comprehensive Plan (SMCP). These documents implement and enhance the policies and guidelines outlined in the Comprehensive Plan, ensuring a compendious and well-rounded approach to town planning and development.



Figure 2. Road End Beach (Ellis, n.d.)

1. Introduction

The Yarrow Point 2024 Comprehensive Plan serves as a roadmap for the future development and growth of the Town. As a vibrant community nestled on the shores of Lake Washington, Yarrow Point holds a unique charm that attracts residents to live and raise families. Yarrow Point values its small-town atmosphere and close-knit community spirit. The residents take pride in the scenic beauty that surrounds them, from the majestic lakefront views to the lush greenery that graces Yarrow Point's parks and open spaces. It is the shared responsibility of the Town and its residents to protect and enhance these treasured assets while ensuring a sustainable and thriving future for generations to come.



Figure 3. Fountain (Ellis, n.d.)

This Comprehensive Plan represents the collective effort of Yarrow Point's Town Council officials, Planning Commission, Town staff, and engaged community members. It is a reflection of the shared values, aspirations, and priorities which these groups hold. Through extensive research, data analysis, public input, and collaboration, the planning team has developed a comprehensive framework that addresses the unique needs and challenges of this evolving town.

Recent updates to state laws and administrative regulations necessitated the Town's significant revision of its Comprehensive Plan to align with evolving state goals. Updating the Comprehensive Plan involves public engagement, reviewing the 2015 Comprehensive Plan, considering guidance from other state and local agencies, and adoption of the plan by Town Council.

This Plan takes into account the changing dynamics of the local and regional community, including demographic shifts, technological advancements, and environmental considerations. It recognizes the need to balance growth, development, and regional guidance with the preservation of a small-town



Figure 4. Zoning in Yarrow Point (SBN Planning, 2024)

Yarrow Point Population Estimates



Figure 5. Population Estimates (2023)

character, and natural resources. With thoughtful land use strategies, transportation considerations, and environmental stewardship, the Plan strives to create a sustainable and inclusive community that meets the needs of current and future residents.

While Yarrow Point's overall character has largely remained unchanged since the last update, the Town has experienced some growth. The population has grown about 12% in the past 20 years, per the State's Office of Financial Management. This growth is projected to continue, averaging between 6 and 10 new residents per year, or just under 1% annual growth. The changes in housing characteristics reflect this growth as both household size and the number of housing units have grown in conjunction.

Average Household Size in Yarrow Point

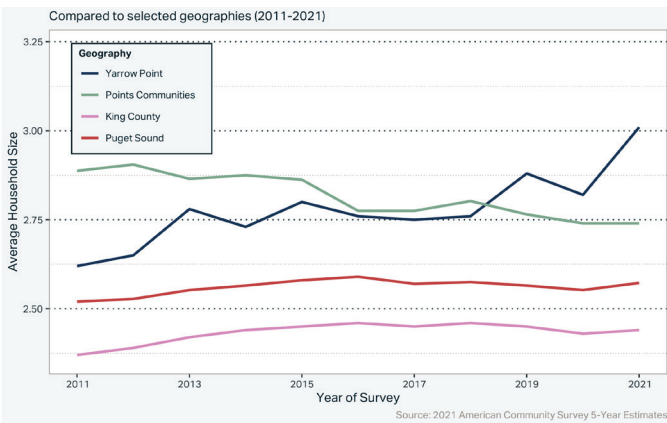


Figure 6. Average Household Size (2023)

The goals and policies outlined in this plan cover a wide range of areas, including land use, transportation, housing, parks and recreation, environmental protection, economic development, and community services. They provide a framework for decision-making and guide future actions and investments. It is the Town's commitment to implement these strategies in a manner that promotes equity, resilience, and long-term sustainability.

Yarrow Point Housing Unit Count



Figure 7. Housing Unit Count (2023)

1.1 Town Character

Yarrow Point, Washington is a picturesque residential community with significant stretches of Lake Washington shoreline. A portion of Points Drive NE creates a part of the southern edge of town and State Highway 520 separates a small southern portion of the Town from the majority of the Point's peninsula. Spanning approximately 231 acres, the Town boasts a network of streets stretching 4.32 miles, and is home to around 430 residences. With an estimated population of 1,125 residents, Yarrow Point offers a close-knit community experience.

Town History

With roots in the late 1880s, Yarrow Point holds a rich history as one of the earliest homesteaded areas in the region. The first land speculator in Yarrow Point was Leigh S. J. Hunt, proprietor of the Seattle Post-Intelligencer, who acquired a majority of the land in 1888. On the northern shoreline, Hunt erected an expansive estate named "Yarrow." It was in 1907 that George F. Meacham, a Scotsman, laid out the initial development plan for Yarrow Point. Meacham's efforts included lot sales and a street naming contest, emphasizing Scottish nomenclature.



Figure 8. View from the northeast side of Yarrow Point (HistoryLink, 1970s)

In 1913, Meacham donated two acres of land, which eventually became George F. Meacham-Morningside Park and, later, the Yarrow Point Town Hall site, dedicated in 1990.

The year 1916 marked a significant turning point for Yarrow Point when the construction of the Hiram M. Chittenden Locks and the Lake Washington Ship Canal lowered the water level of Lake Washington by nine feet. This transformation created additional shoreline along Yarrow Bay, forming a natural wetlands area that became a sanctuary for local wildlife.

Throughout much of the twentieth century, small-scale farming ventures continued to dominate Yarrow Point, cultivating strawberries, vegetables, and holly across its 231 acres. Generations of settlers were drawn to the rustic charm of the peninsula.

As the 1950s unfolded, suburbanization began reshaping the Eastside region, giving rise to new communities. Neighboring Bellevue incorporated in 1953 and promptly expanded its boundaries through annexation. Yarrow Point incorporated as a



Figure 9. Montelake Cut (MOHAI, 1916)

town in 1959. Since then, the preservation of the Town's Character and the peninsula's wetlands and woodlands has remained a central focus.

The journey of Yarrow Point as a community mirrors the broader transformation from rural to suburban life that has unfolded across the Northwest over the past century. Its history is a testament to the values of its residents, their deep connection to the land, and their commitment to preserving its natural beauty and character.

The 4th of July celebrations in Yarrow Point have a story steeped in community pride and patriotic fervor since their inception in 1976 during the bicentennial year of the United States. Initially conceived as a commemoration of the nation's 200th anniversary, these festivities quickly became a cornerstone of the town's identity, reflecting the tight-knit spirit and dedication of its residents. What began as a one-day event grew into a beloved tradition spanning several days, showcasing the town's commitment to honoring America's heritage while fostering unity among neighbors.

At its core, the significance of these celebrations lies in the deep-rooted community involvement and volunteerism that have been integral since their inception. Residents enthusiastically came together, forming committees, and devoting countless hours to planning and executing vibrant parades, engaging activities, and awe-inspiring fireworks displays. Over the years, these celebrations expanded to embrace a wider spectrum of events, incorporating cultural showcases, live performances, and communal gatherings that highlighted the fabric of Yarrow Point. Beyond the festivities themselves,



Figure 10. July 4th Celebration at Yarrow Point (Cecile, n.d.)

these annual celebrations served as a catalyst for strengthening bonds among residents, fostering a sense of camaraderie, and instilling a shared pride in both the nation's history and the town's vibrant community spirit.

Present Day

Yarrow Point is renowned for its stunning waterfront properties and access to the waters of Lake Washington. Approximately a quarter of the Town's homes enjoy waterfront locations or direct water access, allowing residents to indulge in the lake's tranquil beauty. The remaining three-quarters of residences boast a range of views, from expansive vistas to picturesque territorial scenery with public and club access to the waterfront in several locations.

The town's charming residential neighborhood is characterized by an array of elegant homes. Yarrow Point's commitment to preserving its unique character is central to its regulations and zoning codes that ensure thoughtful and harmonious development within the Town.

Residents of Yarrow Point enjoy a serene and peaceful environment enhanced by the Town's green spaces, landscaping, and parks. These natural areas provide opportunities for outdoor activities, leisurely walks, and a deep connection with nature. The town's dedication to preserving open spaces and protecting the environment adds to its allure and contributes to its residents' high quality of life.

While Yarrow Point is a residential community, its benefits from its proximity to neighboring towns and cities, including Bellevue and Seattle, offering easy access to a wide range of amenities, regional employment, and services. Residents' access and proximity to shopping districts, entertainment venues, healthcare services, schools, universities, and recreational facilities, further enrich and facilitate their daily lives. A much more in depth and detailed documentation of the communities history is available at Town Hall in the form of a book titled "A Point in Time".

1.2 Community Vision

Yarrow Point's geographic positioning provides residents access to housing, essential services, job opportunities, a well-connected transportation network, and a diverse array of cultural and recreational offerings that can be found by visiting surrounding communities. Yarrow Point maintains local control over significant policy decisions, ensuring the preservation of its distinct identity.

Yarrow Point is a residential community, enriched by access to educational institutions, recreational clubs, and regional organizations, creating an inviting environment conducive to the well-being of families and individuals. Safety, the preservation of physical and environmental characteristics, and the provision of cultural and recreational opportunities that enhance the overall quality of life in Yarrow Point are a high priority for residents.

Community surveys show that residents see themselves as stewards of the land, prioritizing tree preservation and enhancement, open spaces, clean water and air, neighborhood tranquility, and safety. Yarrow Point is committed to remaining a livable community. This commitment prioritizes addressing



Figure 11. Park Cleanup Day (Resident, 2023)

current needs while safeguarding the ability of future generations to meet their own. It involves a comprehensive evaluation of the economic, environmental, and social impacts of decisions through an open and transparent decision-making process.

Community engagement and leadership are essential in safeguarding and enhancing the qualities that define Yarrow Point's exceptional quality of life. Yarrow Point's vision is grounded in a set of fundamental principles that deeply influence the

1.3 Updating the Comprehensive Plan

In 1990 and 1991, the state legislature enacted two Acts that had a significant impact on growth management in Yarrow Point. The first Act, SHB 2929, mandated that all communities within King County, including Yarrow Point, undertake an inventory of critical areas. It further required updating comprehensive plans to incorporate specific elements and adopting regulations to implement these plans. The second Act, HB 1025, necessitated the development and adoption of countywide planning policies (CPPs) by King County to address regional issues. In response, each city and town within the county had to incorporate these regional concerns into their respective comprehensive plans.

Since the implementation of these Acts, Yarrow Point's Comprehensive Plan has undergone several updates to ensure compliance and alignment with the evolving growth management regulations. The plan was revised and updated in 1994, 2004, and 2015. These periodic updates reflect the commitment of Yarrow Point to adapt to changing circumstances, integrate critical and sensitive area inventories, and address regional concerns within the framework of the Comprehensive Plan. By adhering to these legislative requirements and keeping the plan current, Yarrow Point strives to effectively manage growth and plan for a sustainable future.

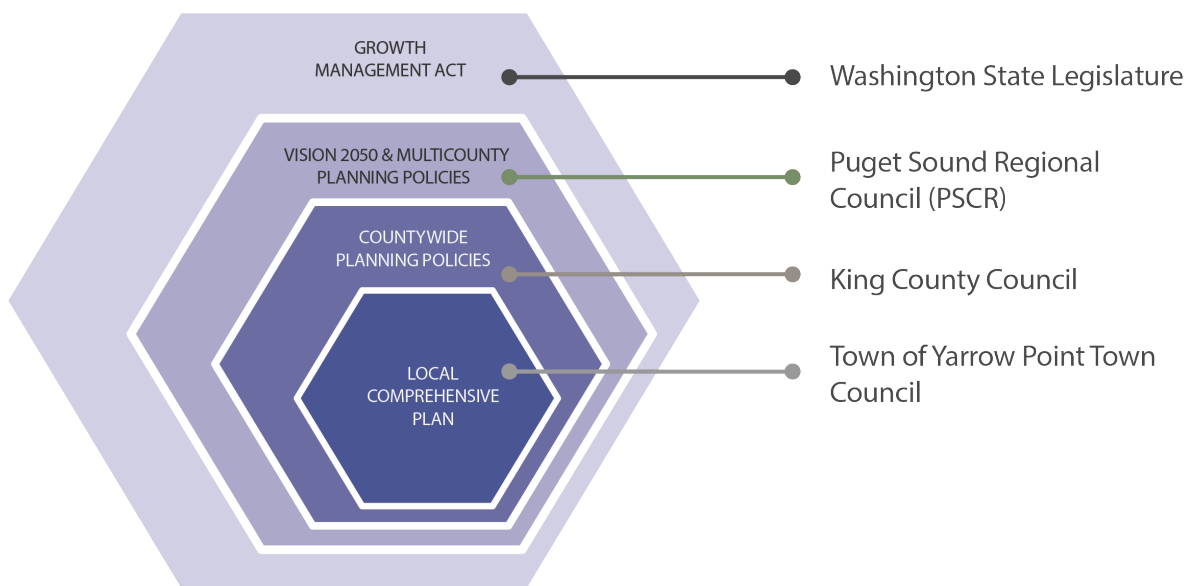


Figure 12. Regional Planning Jurisdictional Nesting (Smith, 2023)

The realization of this Comprehensive Plan will involve the entire town organization working in collaboration with the Yarrow Point community and regional partners. This plan offers jurisdictional policy guidance on a wide spectrum of matters, including the Town’s growth strategy, environmental preservation, and the provision of utilities, parks, and various other services.

The Comprehensive Plan serves these key purposes:

- Establishing a blueprint for guiding the Yarrow Point community towards a sustainable future that addresses environmental, economic, and social considerations. This ensures the well-being of the present generation while safeguarding the prospects of future generations.

- Enhancing public health, safety, and welfare in alignment with community values.
- Setting the foundation for municipal land use and development policies. It outlines guiding principles and goals for the creation of regulations and initiatives. These aim to foster sustainable growth within the Town while prioritizing preserving and enhancing the community’s assets and natural environment.
- Strategically guiding the systematic and coordinated development of the town’s land and buildings, emphasizing conservation and rejuvenation of its natural beauty and resources.
- Advocating for coordinated development patterns while cautioning against disjointed zoning or inconsistent subdividing.
- Ensuring the effective delivery of essential public services, encompassing transportation, police and fire protection, water sourcing, sewage treatment, and park facilities.
- Streamlining the introduction of sustainable public services that resonate with the community’s values and requirements.

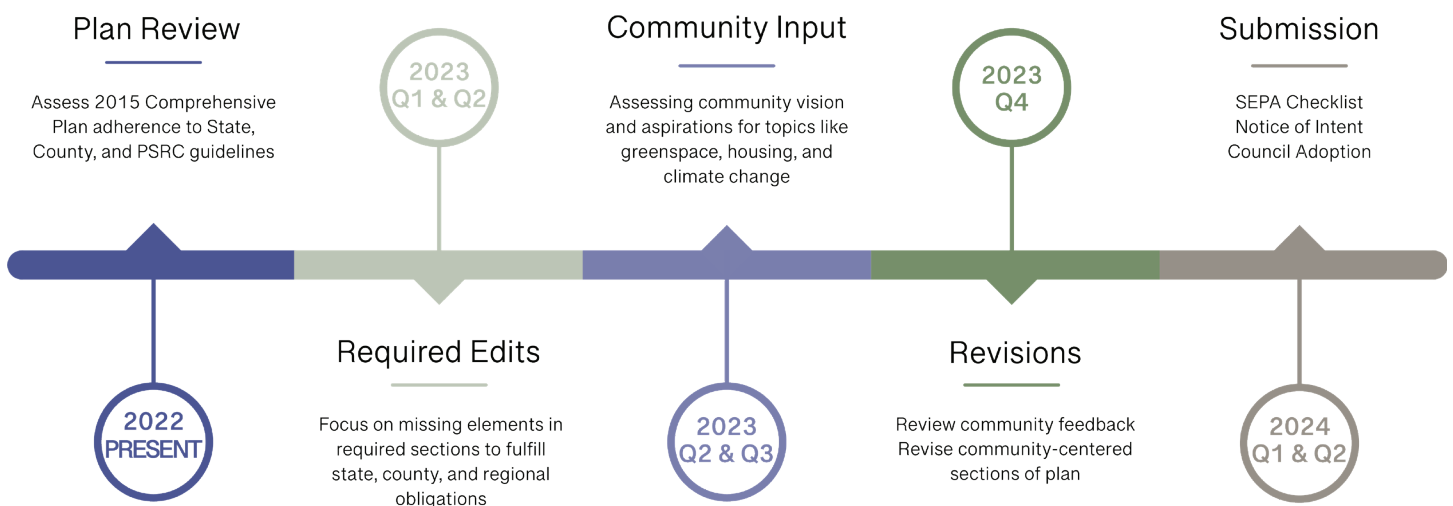


Figure 13. Comprehensive Plan Timeline (Smith, 2023)

State Planning Goals

The Growth Management Act (GMA) establishes thirteen goals that serve as the guiding principles for comprehensive planning. By adhering to these state planning goals, communities like Yarrow Point can effectively manage growth, protect natural resources, foster citizen engagement, and maintain a high quality of life for their residents. To comply with the GMA, communities must include five basic plan elements and associated information that align with these goals. A legally valid comprehensive plan must be consistent with the GMA, meaning it should not contradict the state statutory goals or countywide policies.



Figure 15. Holiday Festivities on the Beach (Resident, n.d.)



Figure 14. Christmas Ships (Resident, n.d.)

The thirteen statutory state goals outlined by the GMA are as follows:

1. Guide urban growth to areas that can adequately provide urban services.
2. Reduce urban sprawl by promoting compact development.
3. Encourage the development of efficient multimodal transportation systems.
4. Promote the availability of affordable housing for all economic segments of the population.
5. Foster economic development throughout the state.
6. Ensure that private property is not taken for public use without just compensation.
7. Facilitate predictable and timely permit processing.
8. Preserve and enhance natural resource-based industries.
9. Promote the retention of open space and the development of recreational opportunities.
10. Protect the environment and enhance the quality of life for residents of Washington State.
11. Encourage citizen participation in the land use planning process.
12. Ensure the provision of adequate public facilities and services to support development.
13. Identify and preserve lands and sites of historic and archaeological significance.



Figure 16. State Goals for Comprehensive Plans (Corn, 2024)

Yarrow Point is a compact and well-established residential community. The town's land area cannot be expanded, and any population growth will primarily occur through the utilization of remaining vacant or redevelopable lots, changes in family sizes, or the inclusion of accessory dwelling units (ADUs).

It is important to note that Yarrow Point does not have a designated business district, and there is no currently available land for its development. Moreover, the residents prefer to maintain the

current character of the community and are not inclined toward establishing such commercial developments at this time.



Figure 18. "Nature Path" (Resident, n.d.)

Land Use Map with Parcels for Yarrow Point

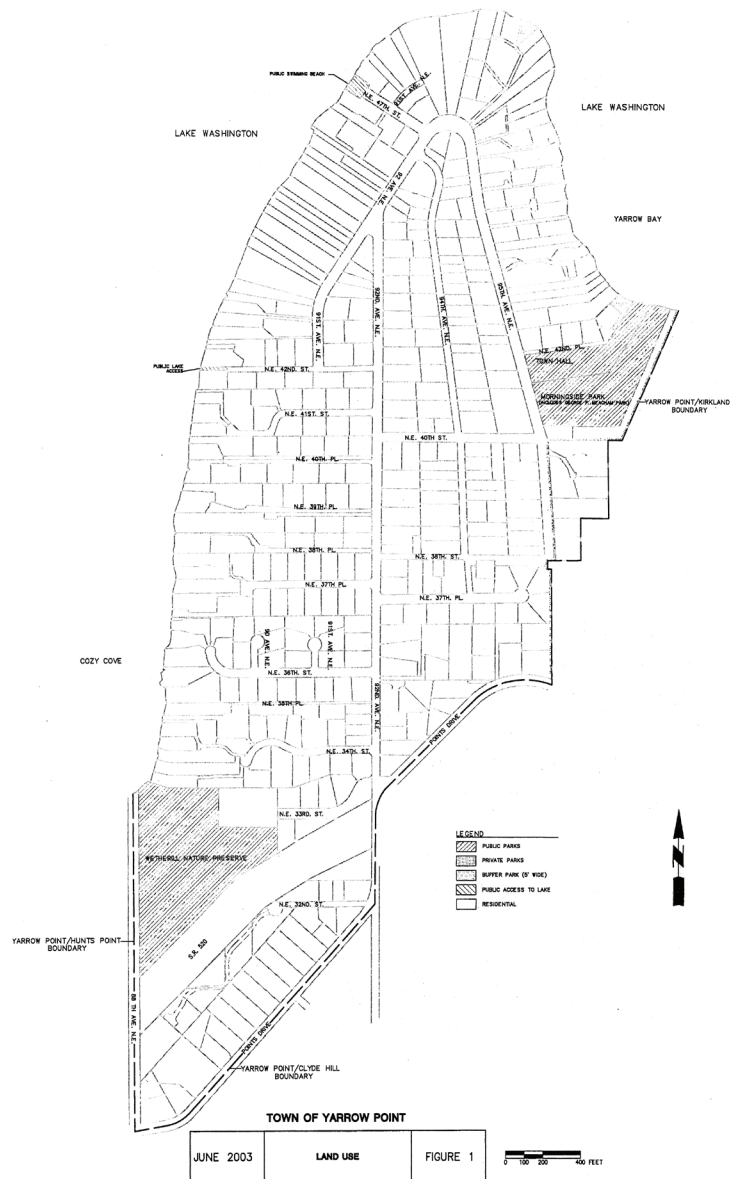


Figure 17. Land Use Map (City of Yarrow Point, 2003)

County Planning Goals

Yarrow Point, as a part of King County, adheres to the countywide planning policies (CPP) established in accordance with the Growth Management Act. The Countywide Planning Policies serve as a unified framework for growth management planning across all jurisdictions within King County. This coordinated effort aligns with RCW 36.70A.210, which mandates that a county's legislative authority collaboratively establish countywide planning policies with the cities within its boundaries. These CPPs are overseen by the Growth Management Planning Council (GMPC), which convenes elected officials from King County and its constituent cities. The GMPC is responsible for developing and recommending these policies to the King County Council. These policies are instrumental in implementing the Washington State Growth Management Act and the VISION 2050 Multicounty Planning Policies adopted by the Puget Sound Regional Council (PSRC) in 2020. The PSRC is a coalition comprised of cities, towns, four counties (King, Kitsap, Pierce, and Snohomish), ports, tribes, and state agencies. The overarching goal of the CPPs is to align with VISION 2050; a regional growth plan developed through a collaborative process led by the PSRC.

The comprehensive plans for King County and the individual cities and towns within the county are subsequently crafted within the framework established by the CPPs. These policies aim to promote efficient use of existing land by establishing higher-density centers within the county and encouraging infill development.

The goal is to accommodate new growth while preserving the remaining rural and resource lands.

The CPPs and their recent updates are designed to achieve six overarching goals:

1. Restoration and protection of the natural environment for future generations
2. Direct growth in a compact and centers-focused pattern to use land and infrastructure efficiently while safeguarding rural resource lands
3. Meet the housing needs of all economic and demographic groups
4. Foster economic growth and job creation for residents
5. Develop an integrated and sustainable multi-modal transportation system
6. Ensure access to essential public services for the well-being of all communities

1.4 Public Engagement Process

Yarrow Point is firmly committed to facilitating effective public participation in its decision-making processes. The Town strives to enhance the transparency and inclusivity of municipal decisions by engaging a diverse range of residents.

Public Engagement Framework

In pursuit of an improved public participation framework, the following specific objectives have been outlined:

- Elevate the transparency and responsiveness of town government.
- Enhance decision-making by considering expert insights alongside citizen perspectives.
- Expand the reach of engagement materials by offering remote and in-person engagement opportunities.
- Support informed feedback by keeping residents apprised of key legislative and planning contexts relevant to the periodic update process.

Clear and well-defined principles for public participation in government decisions are essential. They create a structured and fair framework, ensuring inclusivity and trust among stakeholders and enhancing transparency in government actions. These principles guide the Town government in

deciding how and when to involve the public in decision-making, ensuring that public participation is deliberate and impactful.

These principles also promote accountability and legitimacy in government actions. They show a dedication to democratic values and ensure that government decisions align with the communities' needs, strengthening the connection between citizens and their government.



Figure 19. Community Engagement (Corn, 2024)

Outreach and Events

In alignment with these principles and compliance with relevant state regulations, the Comprehensive Plan Update applied several strategies to connect with residents and better reflect their vision in this periodic update. The plan aims to facilitate diverse feedback channels, connect residents with the update's purpose, and ensure transparent progress communication.

A diverse engagement strategy will be utilized, as outlined by the Public Participation Plan. Key initiatives include using digital and print newsletters for regular updates and feedback opportunities and conducting an online community-wide survey to gather opinions on local infrastructure and resources. The town's pagodas will periodically display information about the update, providing an additional medium for community engagement.

An important aspect of the plan involves in-person interactions. Tabling events at community gatherings, such as the July 4th celebrations, promoted survey participation and acknowledge community contributions. A public open house at the Town Hall, had a large turnout. At that event staff displayed the

comprehensive plan's updates, survey results, and provided residents with an opportunity to talk with town planners and elected officials.

The timeline for these activities began in May 2023, with introductory announcements in the Yarrow Point Newsletter, a detailed mailer to all residents, and informative pagoda posts. Increased engagement through tabling events occurred in July, followed by the survey's conclusion and publication of the results and analysis in September. This approach is designed to engage Yarrow Point's residents actively and effectively in shaping their community's future.



Figure 20. Community Outreach Event (Smith, 2023)

Public Survey

The comprehensive plan update process for Yarrow Point included a community survey that focused on actionable elements of the plan such as housing policy, infrastructure preferences, and demographic indicators. To ensure accessibility and engagement, the survey was distributed through mailers and notices at local pagodas. Additionally, a tabling event at the Point's 4th of July Pickleball tournament was used to further promote the survey and explain its purpose. Over a three-month period, the survey received 156 responses, representing 11.4% of Yarrow Point's 1,365 residents.

Survey respondents provided demographic information and opinions on various planning issues pertinent to the comprehensive plan update. Key focus areas included park and green space access, vehicle and pedestrian safety, future housing development, transportation needs, and broader issues such as climate change preparedness and environmental objectives. The survey also included an open-ended section for respondents to express their views on any relevant topic. This survey was part of Yarrow Point's mandated community engagement effort under RCW 36.70A.130. It aimed

to gather community insights on vital aspects of the comprehensive plan. These responses provided a broader perspective on issues important to residents, aiding in shaping the comprehensive plan update and setting implementation strategies.

Open House

An open house, held on October 17th, 2023, served as an essential platform for presenting the early findings, assumptions, and implications of the update process to the Yarrow Point community. For those unable to attend in person, the materials were made available on the Yarrow Point comprehensive plan website, ensuring broader accessibility.

The primary goals of the open house included presenting the results and analysis from the Yarrow Point community survey, informing the public about the comprehensive plan update process and its requirements, and discussing both policy-driven and community-centric approaches to planning. These objectives aimed to foster a deeper understanding and involvement of the community in the planning process.

The event featured printed boards displaying outcomes of the community survey and planning

requirements that impact the comprehensive plan update. Town planners were on hand to engage with attendees, answering questions and providing insights on various elements of the comprehensive plan. A roadmap outlining the required changes for the comprehensive plan to achieve compliance was available for review, offering a clear and concise guide for future developments. The open house was open to the general public and elected officials, ensuring a wide range of perspectives and inputs. A formal public meeting notice and a notice in the Town newsletter were issued to maximize attendance and to ensure compliance with the open public meetings act.

Engagement Outcomes

Yarrow Point residents are deeply engaged and interested in the planning of their community. The Open House was well attended and the survey received a considerable number of responses, indicating strong community interest in shaping the town's future. Discussions at the event were characterized by engaging exchanges offering insightful comments, with residents actively participating in conversations about the town's planning and development. Open house discussions served as a platform to inform residents about the update's progress, timelines, and legal requirements, ensuring clarity and transparency in the planning process.

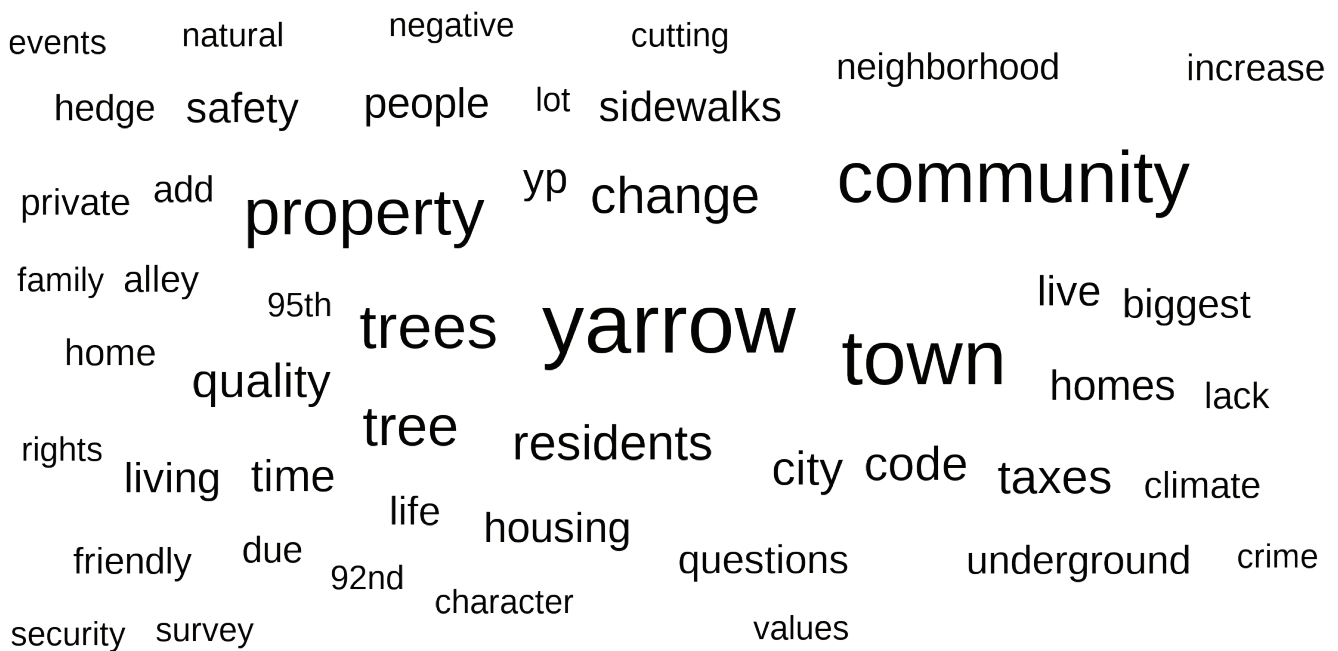


Figure 21. Word Cloud Created During The Open House Event (SBN, 2023)

How would you prioritize the following issues facing Yarrow Point?

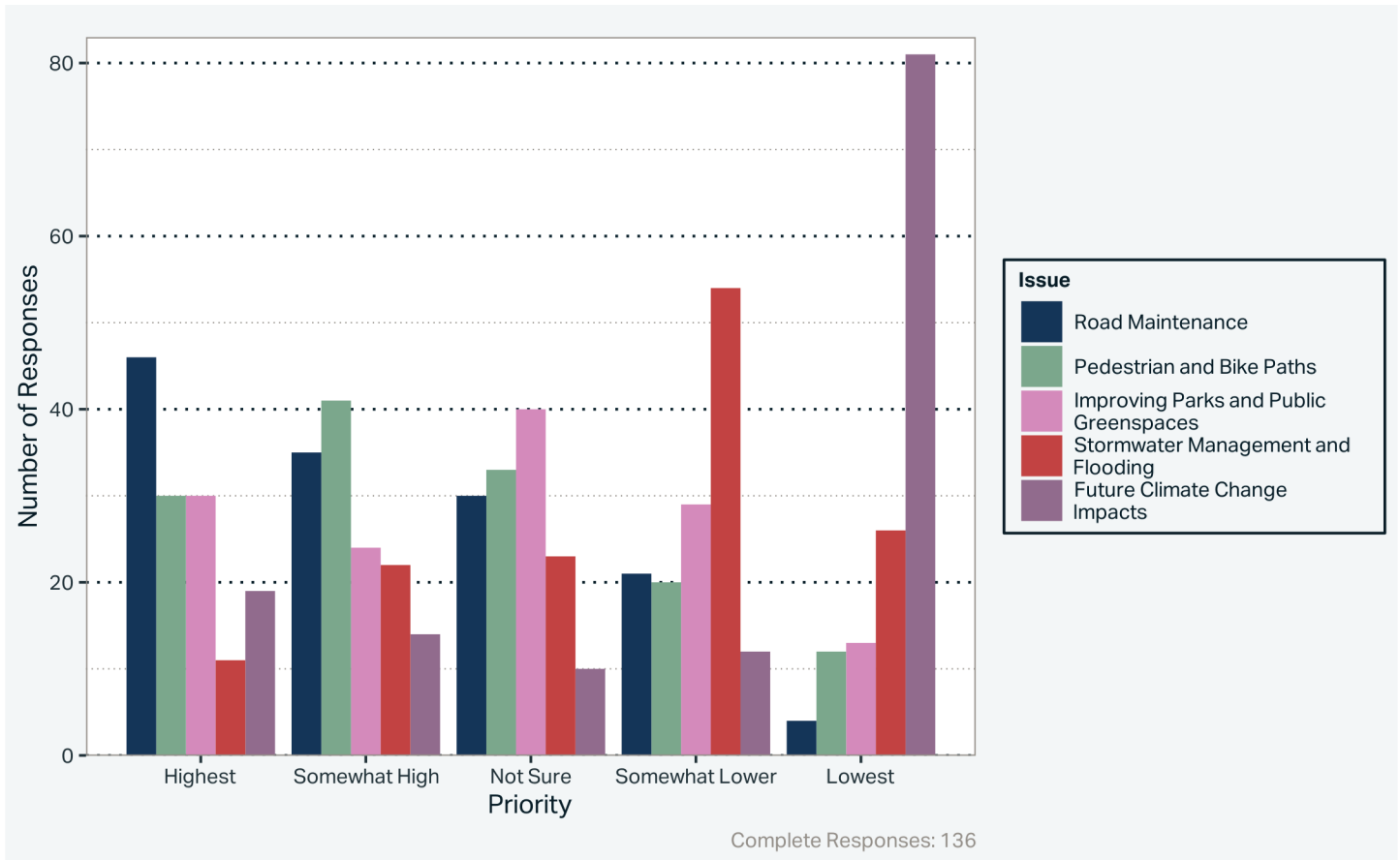


Figure 22. Priorities of Residents in Yarrow Point (2023)

Alongside the open house, the community survey reached a broad demographic, yielding diverse and representative feedback on key planning issues. This dual approach of events and survey provided a well-rounded perspective on the community's views and needs, crucial for the Comprehensive Plan Update. Overall, these initiatives successfully engaged the community in Yarrow Point's planning endeavors, contributing significantly to the town's comprehensive planning strategy.

Public Survey Outcomes

Survey results from Yarrow Point reveal a community deeply invested in preserving its character. Residents expressed a strong commitment to maintaining high-quality parks and valuing the town's historic tree canopy. This emphasis on environmental stewardship highlights a collective desire to protect and enhance local green spaces and natural assets.

What impact does the following type of future development or residential use have on Yarrow Point?

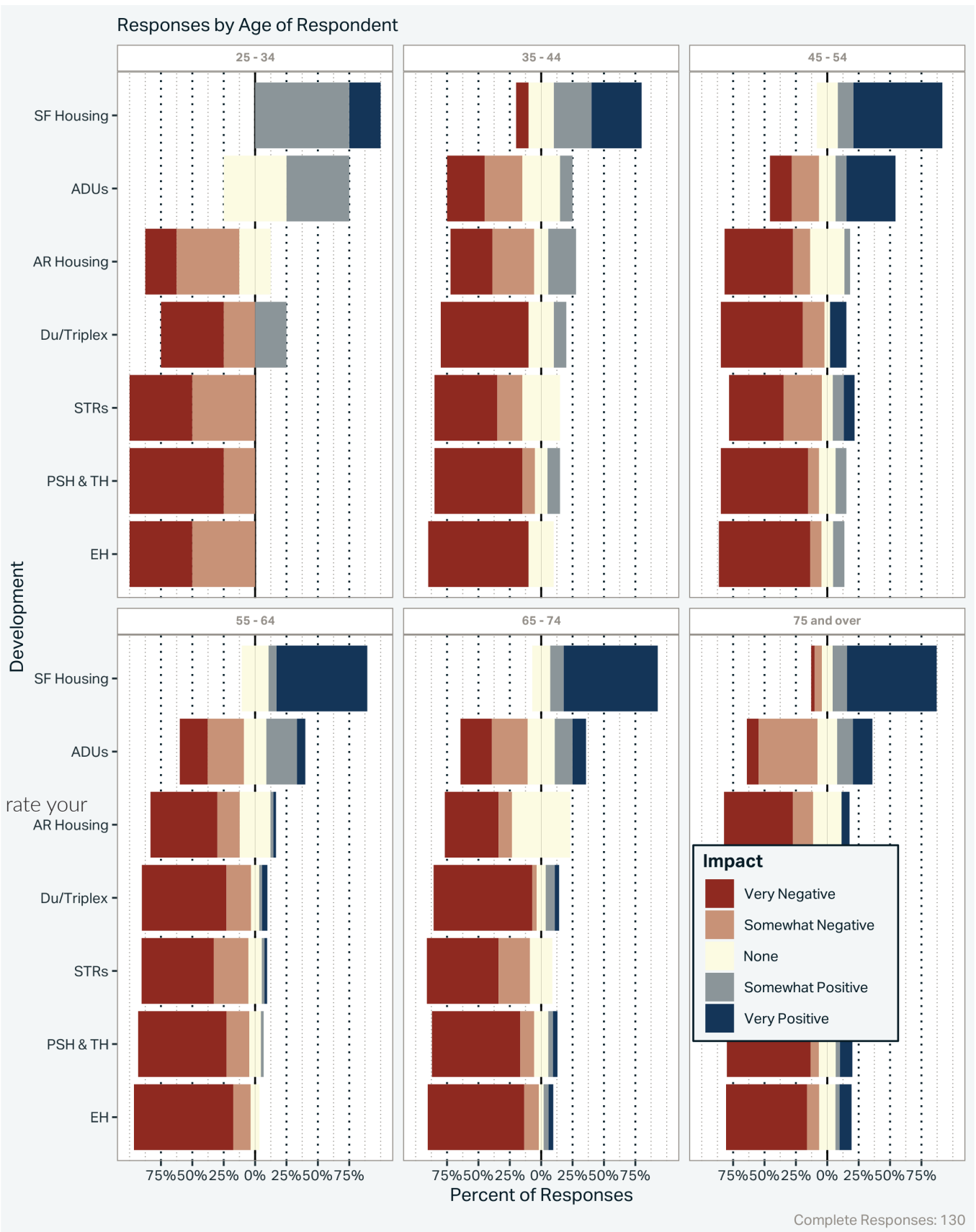


Figure 23. Impact of Residential Development Have in Yarrow Point (2023)

While the theme of maintaining the town’s residential nature and environmental beauty was at the forefront – safety and infrastructure also emerged as concerns. There was a general consensus on the need for improved road and pedestrian safety alongside updated infrastructure. These were largely seen as complementary to the primary goal of preserving the town's unique charm and tranquil environment.

The survey responses collectively paint a picture of a community actively engaged in shaping a future that honors Yarrow Point’s legacy as a serene, residential haven, with a continued focus on single-family residences and well-maintained, accessible parks.

Outreach Outcomes

The open house facilitated an informed discussion of the evolving planning and legislative environment of Yarrow Point, with a focus on the Comprehensive Plan Update. The event showcased findings from the recent community survey and provided a platform for discussing how Yarrow Point aims to achieve the targets established by King County and the Washington State Department of Commerce. The event highlighted ongoing planning efforts within the update, emphasizing their alignment with the community's vision of Yarrow Point’s unique character.



Figure 24. Town Hall (Ellis, n.d.)

2. Economic Development

2.1 Introduction

Economic development plays a pivotal role in shaping the prosperity and sustainability of communities, and Yarrow Point is no exception. While Yarrow Point's current landscape primarily consists of single-family residential properties, the significance of economic development remains paramount to ensure the town's long-term vitality and well-being.

This chapter of Yarrow Point's comprehensive plan delves into the critical aspects of economic development, focusing on strategic planning and envisioning a vibrant future for the community.

While Yarrow Point does not currently contain any commercial property, the community recognizes the value of fostering a resilient and diversified economy that complements its residential character.

Key Definitions

Home occupation: Limited-scale service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or accessory building and is subordinate to the primary use of the site as a residence.

Planning Context

Pursuant to RCW 36.70A.070, a comprehensive plan must contain certain essential elements. Given Yarrow Point's residential land use limitations and inability to expand its land area due to its adjacency to Lake Washington, Hunt's Point, Clyde Hill, and Kirkland, the municipality is not obligated to include an economic development element in its comprehensive plan. Because the Town allows for home occupations as covered in the Land Use chapter of the plan, an economic development element has been included to explain the existing regulations.



Figure 25. Fountain (Smith, 2023)

Yarrow Point municipal code (YPMC) 17.12.040 expressly prohibits commercial activity within the corporate limits but does allow for home occupation with restrictions. These restrictions include that all activity must be carried on within the confines of the residence; only one non-family member may be employed in the business; there may be no exterior visibility of the company; no structural changes to the building against character; there may be no noise or other pollution generated by the business; there may be no additional parking for the business; there shall be no more than two visitors per day to the business; there may be no commercial kennels; there may be no boarding at commercial scale; the tranquility of the neighborhood may not be disturbed.

The Town intends to maintain the current home occupancy allowance while establishing a framework for updating the limitations in the municipal code that may arise from public interests. Economic progress for its residents may be achieved in the neighboring municipalities of Bellevue, Kirkland, and Seattle.



Figure 27. Town of Yarrow Point (Smith, 2023)



Figure 26. Entrance to the Town of Yarrow Point (Smith, 2023)

2.2 Goals and Policies

Goal 1: To maintain and update the existing commercial use of property restrictions in the municipal code of the town based on public interests.

- **Policy 1.1:** The town will establish a transparent and accessible system for residents to propose updates to the home occupancy restrictions in the municipal code.
- **Policy 1.2:** The town will regularly inform and encourage residents to engage in the proposal process, review all proposals, and provide feedback to the proposers.

Goal 2: Support existing and emerging home occupations.

- **Policy 2.1:** Remove barriers limiting the growth of home occupations in the Yarrow Point Municipal Code 17.12.040.

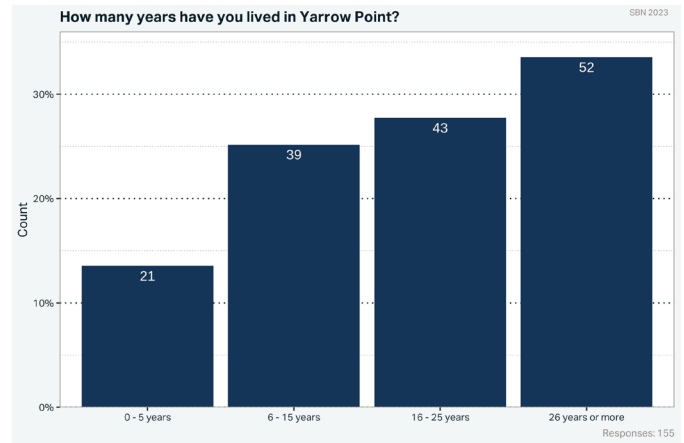


Figure 28. Years Lived in Yarrow Point (2023)

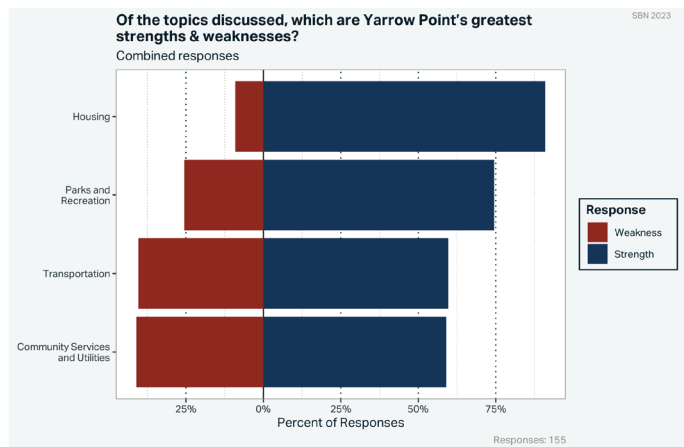


Figure 29. Strengths and Weaknesses in Yarrow Point (2023)

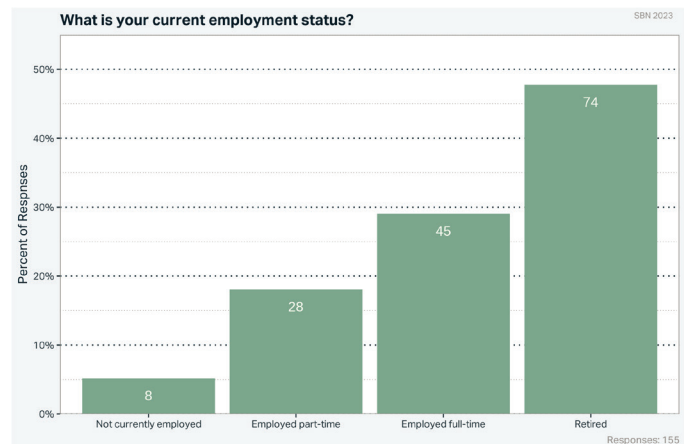


Figure 30. Employment Status (2023)

4. Essential Public Facilities

4.1 Introduction

The purpose of this element is to establish goals and policies which aid in establishing a set of standards for identifying and siting of essential public facilities (EPF) as mandated by the Growth Management Act (GMA)(RCW 35.70A.200). As per the GMA, no provisions in the local comprehensive plan may preclude the establishment of essential public facilities.

The GMA defines EPFs as “that are typically difficult to site, such as airports, state education facilities, and state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, and inpatient facilities including substance abuse facilities, mental health facilities, group homes, community facilities as defined in RCW 72.05.020, and secure community transition facilities as defined in RCW 71.09.020.” These facilities are characterized by their challenging siting requirements and are often intended to serve regional or state-wide needs or form a critical part of a comprehensive county-wide service system.

The list of EPFs provided in WAC 365-196-550 includes the following:

- Airports;
- State education facilities;
- State or regional transportation facilities;
- Transportation facilities of statewide significance as defined in RCW 47.06.140. These include:
 - The interstate highway system;
 - Interregional state principal arterials including ferry connections that serve statewide travel;
 - Intercity passenger rail services;
 - Intercity high-speed ground transportation;
 - Major passenger intermodal terminals excluding all airport facilities and services;
 - The freight railroad system;
 - The Columbia/Snake navigable river system;
 - Marine port facilities and services that are related solely to marine activities affecting international and interstate trade;
 - High-capacity transportation systems.
- Regional transit authority facilities as defined under RCW 81.112.020;

- State and local correctional facilities;
- Solid waste handling facilities;
- In-patient facilities, including substance abuse facilities;
- Mental health facilities;
- Group homes;
- Secure community transition facilities;
- Any facility on the state 10-year capital plan maintained by the office of financial management.

Yarrow Point is an inelastic jurisdiction in terms of geography and annexation potential. The Jurisdiction has no UGA beyond its current jurisdictional boundary or unincorporated land in its vicinity which could be annexed in the future.. Yarrow Point has limited opportunities for siting Essential Public Facilities. In light of the jurisdictions constraints, Yarrow Point will align itself with the Countywide Planning Policies (CPPs) prescribed by King County for siting new essential public facilities, as defined in RCW 36.70A.200. Key Definitions

Key Definitions

Countywide Planning Policies (CCP): a shared framework for growth management planning for all jurisdictions in King County.

Essential Public Facilities (EPF): Include those facilities that are typically difficult to site, such as airports; state education facilities; state or regional transportation facilities; state and local correctional facilities; and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and other facilities.



Figure 31. Entrance to SR520 (Smith, 2023)

4.2 Inventory of Public Facilities

State Route 520 is currently the only essential public facility in the Town of Yarrow Point.

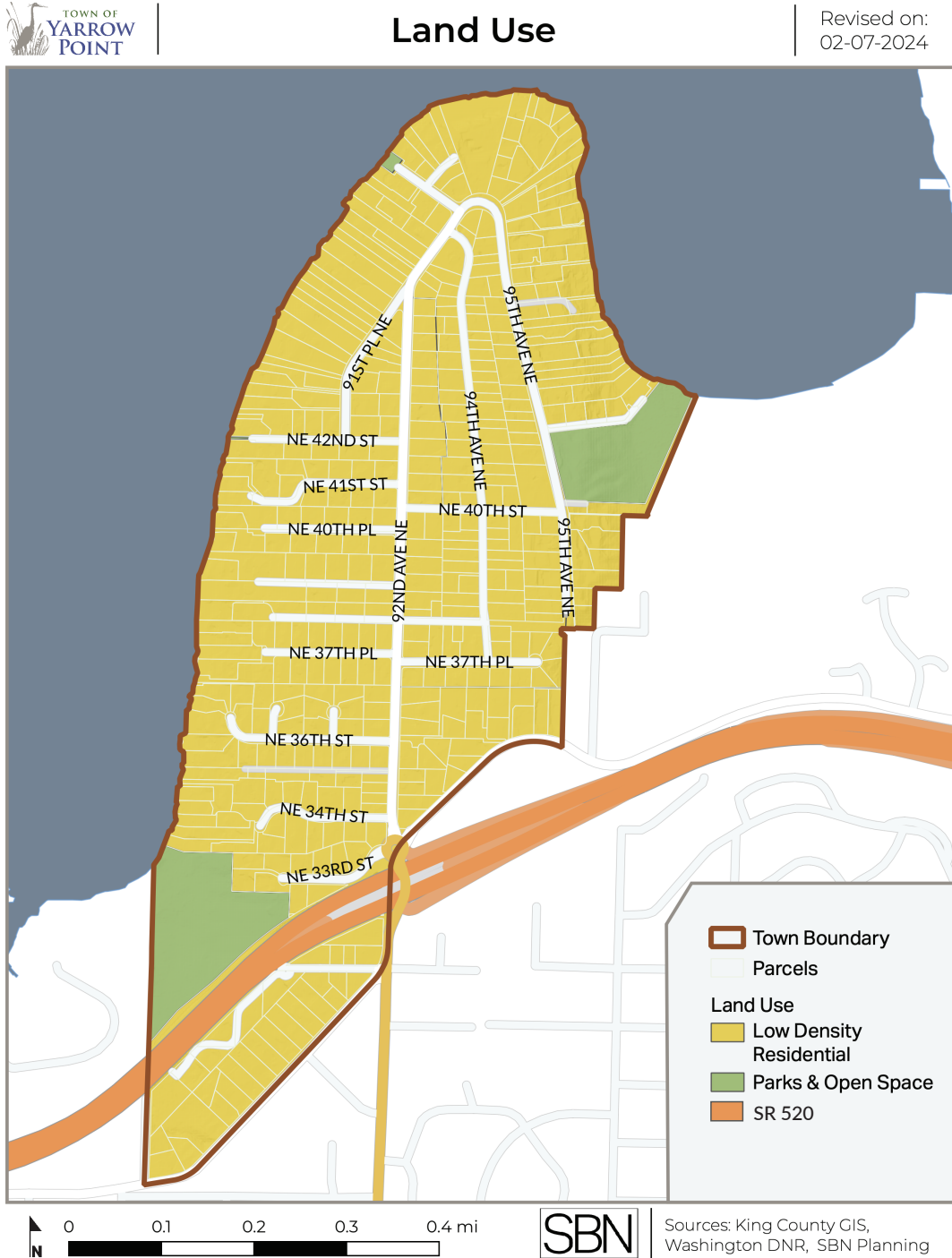


Figure 32. Land Use Map with SR 520 (SBN, 2024)

4.3 Goals and Policies

Goal 1: Encourage equitable and responsible siting of essential public facilities.

- **Policy 1.1:** Prohibit the Comprehensive Plan and implement regulations from impeding the siting of essential public facilities.
- **Policy 1.2:** Support the siting, design, and operation of essential public facilities in a manner that helps protect public health, safety, and welfare.
- **Policy 1.3:** Aim to minimize the negative impacts of essential public facilities on surrounding land uses and the natural environment.
- **Policy 1.4:** Consider disaster resiliency and public service recovery in determining new or expanded public facility sites.
- **Policy 1.5:** Support an inclusive and participatory siting process for essential public facilities involving broad public participation through noticing, public meetings, and regional collaboration.

Goal 2: Ensure compliance with regulations, the Comprehensive Plan, and regional partners.

- **Policy 2.1:** Work to develop regulations for essential public facilities that specify construction timelines, property acquisition, on-site and off-site impact controls, and streamlined government approvals, provided all other elements of County policies are met.

- **Policy 2.2:** Ensure that essential public facility siting adheres to all applicable Town ordinances and the adopted Town comprehensive plan.
- **Policy 2.3:** Ensure that Yarrow Point's essential public facility siting policies and regulations are consistent with and promote other planning goals.
- **Policy 2.4:** Explore potential infrastructure improvements needed to support essential public facilities in the Town of Yarrow Point.
- **Policy 2.5:** Maintain an inventory of existing essential public facilities within the Town of Yarrow Point.
- **Policy 2.6:** Collaborate with King County and other planning organizations and partners, as needed, to support effective siting in line with Town, County, and State regulations.

How would you rate your satisfaction with existing community facilities?

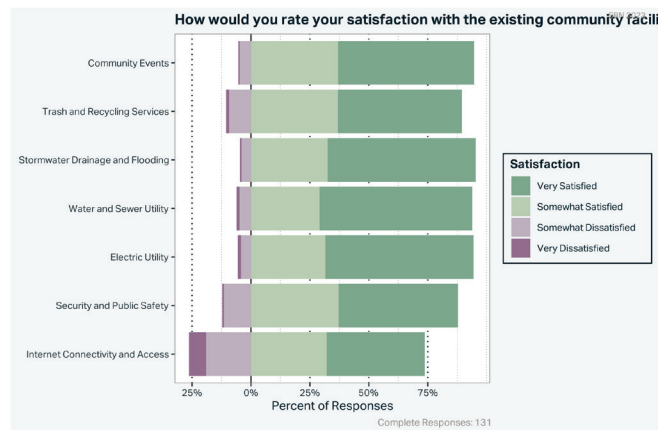


Figure 33. Public Facility Satisfaction (SBN, 2024)

Private Property Tree Code	Proposed Action: Discussion and Direction to Staff
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Presented by:	Town Planner
Exhibits:	<ul style="list-style-type: none"> ● Draft Private Property Tree Code ● Draft DBH Measurement Guidelines

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. The Town council and planning commission held a joint 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. At the January Planning Commission meeting staff was directed to write an updated draft private property tree code.

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 revise the draft code based on the discussion at this meeting.

Chapter 20.22 PRIVATE PROPERTY TREE CODE

Sections:

- 20.22.010 Title, purpose, and intent.
- 20.22.020 Definitions.
- 20.22.030 Tree removal and minimum significant tree density.
- 20.22.035 Alternative Designs
- 20.22.040 Exemptions.
- 20.22.050 Tree removal permit – Application process.
- 20.22.055 Tree removal permit – Review
- 20.22.060 Tree removal permit – Notification.
- 20.22.070 Tree removal permit – Expiration.
- 20.22.080 Tree mitigation.
- ~~20.22.085 Verification required.~~
- 20.22.090 Construction site tree protection.
- 20.22.100 Appeals.
- 20.22.110 Violation – Penalty for unpermitted tree removal.

20.22.010 Title, purpose, and intent.

A. Title. This chapter shall be known as the private property tree code of the town of Yarrow Point.

B. Purpose and Intent. The general purpose of the private property tree code is to protect, preserve, and replenish significant trees on private property in Yarrow Point in order to promote the public health, safety, and general welfare of the residents of the town. The private property tree code is intended to:

1. Retain the town's existing character;
- ~~2. Maintain an equitable distribution of significant trees on properties throughout the town;~~
3. Mitigate the consequences of significant and heritage tree removal through tree replacement;
4. Implement the goals and objectives of the town's comprehensive plan, the town's shoreline master program, and the State Environmental Policy Act. (Ord. 715 § 2 (Exh. A), 2021)

20.22.020 Definitions.

A. "Caliper" means the American Association of Nurserymen standard for trunk measurement of nursery stock. Caliper of the trunk shall be the trunk diameter measured six inches above the ground for up to and including four-inch caliper size and 12 inches above the ground for larger sizes.

B. "Crown" means the area of a tree containing leaf- or needle-bearing branches.

C. "Diameter at breast height (DBH)" means the diameter or thickness of a tree trunk measured at four and one-half feet from the ground.

D. "Hazardous Tree". Any significant or heritage tree that is considered hazardous when it has been assessed by a qualified professional and found to be likely to fail and cause an unacceptable degree of injury, damage, or disruption using the TRAO standard.

E. "Heritage Tree" means any tree with a DBH of 36" or greater

F. "Mitigation Tree" means a tree which has been planted to comply with this chapter's requirements or an existing tree on the same property which was selected to be preserved

G. "Mitigation Tree Species". Mitigation trees shall comply with the following: any ~~evergreen~~ tree species that has the potential to grow to the size of a significant or heritage tree depending on if the mitigation is for a significant or

~~heritage tree, or any deciduous tree species that has the potential to grow to the size of a significant tree. Species considered unsuitable for mitigation are identified in a document entitled "Yarrow Point Mitigation Vegetation," on file with the town clerk.~~

H. "Pruning" means the act of trimming or lopping off what is superfluous; specifically, the act of cutting off branches or parts of trees with a view to strengthening those that remain or to bringing the tree into a desired shape. Pruning that results in the removal of at least half of the live crown shall be considered tree removal.

I. "Qualified professional" means an individual with relevant education and training in arboriculture or urban forestry. The individual shall be an arborist certified by the International Society of Arboriculture (ISA) or a registered consulting arborist from the American Society of Consulting Arborists (ASCA). A qualified professional shall have a Tree Risk Assessment Qualification (TRAQ)~~possess the ability to perform tree risk assessments~~, as well as experience working directly with the protection of trees during construction.

J. "Root protection zone (RPZ)" means the ground area around a tree with one foot of radius in all directions for each inch of DBH. The town arborist shall have discretion to allow for a smaller RPZ to be utilized.

K. "Significant tree" means any tree that is at least 12+ inches ~~in diameter at DBH~~ and less than a heritage tree, ~~as measured at four and one-half feet from the ground or any tree planted as mitigation. (Ord. 715 § 2 (Exh. A), 2021)~~

L. "Tree Risk Assessment Qualification (TRAQ)" means a qualification credential established and issued by the International Society of Arboriculture and its Chapters for the purpose of standardizing tree risk assessments.

20.22.030 Tree removal and minimum ~~significant tree~~ density.

A. Removal. A tree removal permit shall be required for the removal of any significant or heritage tree.

B. Density. A minimum of one significant or heritage tree per 5,000 square feet of property shall be required and maintained following the removal of any significant and/or heritage tree; or for all new residential construction and for all remodeling projects over \$50,000 in value.

C. Setback Area. A heritage tree in a setback may not be removed unless:

1. The tree is hazardous tree or;
2. Alternative designs for the driveway have been considered per YPMC 20.22.035 (Alternative Designs).

D. Buildable Area. In the area of the property where structures may be located, a heritage tree may not be removed unless:

1. The tree is hazardous or;
2. Alternative designs for the structure have been considered per YPMC 20.22.035 (Alternative Designs).

E. Density Implementation. The required tree density may be accomplished through the preservation and maintenance of existing significant and heritage trees~~stock~~, or through the planting of mitigation trees, or through the designation of existing trees as mitigation trees, or a combination thereof.

F. Calculation. When calculating the required number of trees per property, fractional tree portions shall be rounded up or down to the nearest whole number.

G. Shared Trees. Significant or heritage tree trunks that straddle a private property line shall be assigned a tree density value of 0.49 for each property. (Ord. 715 § 2 (Exh. A), 2021)

20.22.035 Alternative Designs

A. Heritage trees may only be removed in the setback if the applicant can establish that the driveway can not be feasibly located without removing the tree.

B. Heritage trees may only be removed in the area of the property where structures may be located if the applicant can establish that the structure footprint can not be feasibly located without removing the tree.

20.22.040 ExemptionsEmergency Tree Removal.

~~A. Emergency Tree Removal:~~

~~A. Any hazardous tree that poses an imminent threat to life or property may be removed prior to the issuance of a tree removal permit.~~

~~B. The town shall be notified within seven days of the emergency tree removal with evidence of the threat or status justifying the removal of the significant or heritage tree.~~

~~C. The notification of emergency removal shall contain a site plan showing remaining trees on the lot with a calculation demonstrating compliance with the minimum tree density. The standard of one significant tree per 5,000 square feet of property, i.e., tree density, shall be documented and may be fulfilled through the remaining trees on site or through planting of mitigation trees.~~

~~B. Utility Maintenance. Trees may be removed by the town or utility provider in situations involving actual interruption of services provided by a utility only if pruning cannot solve utility service issues. Mitigation shall be required by the underlying property owner pursuant to YPMC 20.22.080 (Mitigation). Utility maintenance within the right-of-way shall conform to the town's public property tree code (Chapter 12.26 YPMC). (Ord. 715 § 2 (Exh. A), 2021)~~

20.22.050 Tree removal permit – Application process.

A. Any property owner intending to remove a significant or heritage tree shall submit a tree removal permit application on a form provided by the town. The application shall include:

1. The name, address, and contact information of the property owner and/or agent.
2. A site plan showing the location, size, and species of all ~~significant trees, including those proposed for removal,~~ on the subject property.
3. For applications associated with construction or site development, the site plan must also label and identify all trees within 20 feet of the proposed construction and/or site development activity.
4. An erosion control plan may be required at town staff's discretion.
5. A stamped site survey may be required at town staff's discretion if the location of significant or heritage trees relative to a property line can not be determined.
6. A tree protection plan per YPMC 20.22.090 (Construction site tree protection) for applications associated with construction or site development may be required at staff's discretion.
7. A mitigation plan, if required per YPMC 20.22.080 (Mitigation), indicating the location and species for all trees to be planted and/or identifying existing trees to be designated as mitigation trees.
8. The current permit fee, as established by the town council.

B. Identification on Site. Concurrent with submittal of the tree removal permit application, the owner shall identify every significant and heritage tree proposed for removal by placing a yellow tape around the circumference of the tree at the DBH.

C. Shoreline Jurisdiction. Properties located within the town's shoreline jurisdiction (200 feet landward of Lake Washington) are subject to additional tree removal and replacement standards per the town of Yarrow Point Shoreline Master Program (SMP) Section 5.6 – Vegetation Management. The requirements of the SMP shall be met in addition to compliance with this chapter. Work in the shoreline jurisdiction shall require a shoreline permit.

20.22.055 Tree removal permit – Review

- A. The permit review shall be conducted by Town staff in accordance with Title 14 of the YPMC.
- B. [Additional elements pending additional clarification from legal]
- C. Guidelines for measuring DBH shall be as established in the “Yarrow Point DBH Measurement Guidelines” document kept on file with the Town Clerk.

E. Review by Staff and/or Town Arborist. Except in cases of emergency tree removal, the tree removal application shall be reviewed within 28 days in the case of permits not associated with development activity or shall be reviewed and issued concurrently with the site development or building permit, as applicable. (Ord. 715 § 2 (Exh. A), 2021)

20.22.060 Tree removal permit – Notification.

A. Upon issuance of a permit, a notice of the proposed removal of one or more significant or heritage trees shall be posted within five business days of receipt of a complete application. The notice shall be posted by the town on the subject property site, on the appropriate mailbox pagoda, and on the town's website. The town shall send a letter via U.S. mail to all property owners abutting the site. The letter notice shall include the site plan with all trees identified for removal. A minimum two-week notification period shall be required prior to issuance of any tree removal permit. (Ord. 715 § 2 (Exh. A), 2021)

B. Upon issuance of a permit for an emergency tree removal a notice shall be provided to the abutting property owners and shall be posted on the town's website. The notice shall include the site plan.

20.22.070 Tree removal permit – Expiration.

A tree removal permit shall expire six months from the date of issue, requiring reissuance of a new permit. (Ord. 715 § 2 (Exh. A), 2021)

20.22.080 Tree mitigation.

A. Mitigation shall be required:

- 1. when the tree density requirement is not met or
- 2. When a heritage trees is removed. Whenever a significant tree is planned for removal pursuant to an issued tree removal permit, the applicant shall first demonstrate to the town that, after the removal of the significant tree(s), the property will meet the requirements of YPMC 20.22.030 (Tree removal and minimum significant tree density). Should the property fail to meet this requirement;

B. When mitigation is required, the applicant shall provide a tree mitigation plan identifying all mitigation trees, their sizes, and species, that satisfies the requirements of YPMC 20.22.030 (Tree removal and minimum significant tree density). When approved by the town, the tree mitigation plan shall be kept on file as a town record.

C. Trees Planted for mitigation shall have a full and well developed crown and trees shall be a minimum of 10 feet tall for evergreens or have a minimum three-inch caliper for deciduous trees, and shall have a full and well developed crown.

D. Town Staff shall determine if a proposed mitigation tree location is suitable based on its proximity to other trees, property lines, the shoreline, critical areas, utilities, right of way, or structures and their appurtenances. If a location is determined to not be suitable, a suitable alternative location shall be agreed upon.

E. Tree mitigation requirements shall be met within six months of removing any significant and/or heritage tree. In the case of concurrent new construction, mitigation requirements shall be met prior to final inspection.

E. Trees planted as mitigation trees shall be maintained with adequate water and care to survive a minimum ~~ten~~three-year warranty period.

F. An existing tree on the property which is not a significant or heritage tree may be designated as a mitigation tree if it is deemed to be healthy and well positioned for growth into a significant or heritage tree by town staff or a qualified professional.

~~G. Prior to planting a mitigation trees,~~ The applicant shall post a warranty bond in a form and amount acceptable to the town after mitigation has been completed. The total bond amount shall not exceed \$25,000 ~~to ensure all trees planted or retained as mitigation survive the warranty period.~~ Mitigation trees that fail to survive the warranty period shall be replaced by the property owner ~~with new mitigation trees within 90 days in accordance with the YPMC.~~ Mitigation trees shall be maintained in a healthy condition for their lifetime. (Ord. 723 § 2, 2022; Ord. 715 § 2 (Exh. A), 2021)

H. Each heritage tree must be replaced by a mitigation tree unless deemed infeasible by Town staff.

I. Preferred mitigation tree species are listed in the Town's "Preferred Mitigation Tree List"

20.22.085 — Verification required:

~~Within 90 days of purchasing a property, and also prior to removing any trees on the property, the property owner shall contact the town and verify with the town whether an approved mitigation planting plan for the property is on file with the town. Failure of the property owner to do so is a code violation and shall not relieve a property owner of compliance with the provisions of this chapter, nor shall such failure serve as a defense to enforcement of this chapter. (Ord. 723 § 3, 2022)~~

20.22.090 Construction site tree protection.

A. All significant and/or heritage trees to be retained on a construction site, and all trees on the adjacent and otherwise affected town rights-of-way, and all trees on adjacent private properties impacted by site development as regulated under YPMC Title 20, or construction as regulated under YPMC Title 15, shall be protected during such activity.

B. The property owner shall submit a report prepared by a qualified professional that evaluates the significant and/or heritage trees on site, as well as all trees in the adjacent areas impacted by the proposed construction. Tree protection measures shall be clearly described and illustrated on a site plan. Best management practices shall be employed as referenced in "Tree Protection on Construction and Development Sites: A Best Management Guidebook for the Pacific Northwest," or other such guidance as approved by the town arborist.

C. The town may waive the requirement for a report when it is determined by the town staff that the scope of the project will not impact the significant and/or heritage tree(s) on site or any trees on adjacent properties.

D. The following tree protection requirements are required at a minimum and must be included on site permit documents:

1. Tree protection fencing or other barriers shall be installed along all clearing limits just outside of a tree's root protection zone (RPZ). Tree protection fencing shall be the installation of a rigid cyclone fence, six feet in height located just outside the root protection zone. In the case of trees along a driveway, public right-of-way, or high-traffic areas, plywood fencing no less than six feet in height may be used in lieu of a rigid cyclone fence. A moveable panel or gate should be part of the fencing or barrier to allow access to the RPZ.

2. All tree protection fencing shall be installed and its location approved by town staff prior to the commencement of work on site.

3. A two- to four-inch-deep layer of arborist woodchip mulch shall be placed over the soil in the RPZ. Hog fuel is acceptable.

4. No debris or construction materials may be stored, nor grade changes occur, within this protected area. No parking, dumping, or burning is allowed.

5. Work required for removal of unwanted vegetation within the RPZ areas will be hand work only; no heavy equipment.

6. When removing trees outside of the RPZ determined to be unacceptable for retention, use methods such as directional felling to avoid damage to trees and other valuable vegetation that is being retained. Small trees and other native vegetation in these areas should be carefully preserved.

7. Where construction or utility trenches are required in the rights-of-way, side property setbacks, and RPZs; it is required to tunnel under or around roots by drilling, auger boring, pipe jacking or hand digging.

8. Tree stumps that are within a RPZ or immediately adjacent to the RPZ of a preserved tree or other vegetation shall be removed by grinding.

9. Where it has been determined that roots of a significant or heritage tree may be encountered during excavation or grading, a qualified professional shall be on site to supervise any root pruning and to assess the potential impact of such pruning. Any root greater than one-and-one-half-inch diameter that is encountered shall be carefully cut with a sharp tool. Roots cut shall be immediately covered with soil or mulch and kept moist.

10. Where access for machinery or any vehicle is required within the RPZ of any significant or heritage tree, the soil should be protected from compaction. Acceptable methods may include 18 inches of wood chips or hog fuel, plywood, or steel sheets. Town staff should be contacted a minimum of 48 hours before entering into the RPZ.

11. Tree protection fencing shall not be moved without authorization from town staff. All fencing is to be left in place until the completion of the project.

12. Landscaping specified within the RPZ areas shall be designed to limit disturbance of surface soils and preserved vegetation. No root pruning is permitted. New plants added in these areas should be of the smallest size possible to minimize disturbance.

13. Any trees adjacent to high-traffic areas or building envelopes shall be pruned by an International Society of Arboriculture certified arborist using ANSI A300 American Standards for pruning to remove dead wood, provide clearance, and cabling or bracing.

14. Supplemental irrigation for all protected trees is required during the summer months or prolonged periods of dry weather as determined by a qualified professional.

E. A stop work order may be issued by ~~the building official~~ town staff if site tree protection guidelines are not followed. (Ord. 715 § 2 (Exh. A), 2021)

20.22.100 Appeals.

Any tree permit applicant aggrieved by any action of the town relating to a tree removal permit may, within 10 days of such action, file a notice of appeal to the ~~town council~~ hearing examiner, setting forth the reasons for such appeal and the relief requested. The ~~town council~~ hearing examiner shall hear and determine the matter and may affirm, modify, or disaffirm the administrative decision within 60 days of timely appeal. (Ord. 715 § 2 (Exh. A), 2021)

20.22.110 Violation – Penalty for unpermitted tree removal.

A. A violation of any of the provisions of this chapter shall be a civil violation and any person, corporation or other entity that violates this chapter shall receive a fine of \$10,000 per violation, plus \$1,000 per inch of diameter (DBH) for each significant or heritage tree ~~over 18-12 inches DBH that~~ is removed without a permit; provided, that the maximum fine for the removal of each significant or heritage tree shall not exceed \$25,000. It shall be a separate offense for each and every significant tree removed in violation of this chapter.

B. In addition to the penalty set forth in subsection A of this section, significant or heritage trees that were unlawfully removed or damaged shall be replaced in accordance with YPMC 20.22.080 (Tree mitigation).

C. Fines levied under this chapter shall be deposited into a tree mitigation account and shall be used by the town for acquiring, maintaining, and preserving wooded areas, and for the planting and maintenance of trees within the town's public places and rights-of-way. (Ord. 715 § 2 (Exh. A), 2021)

DRAFT



Town of Yarrow Point

DBH Measurement Guidelines

Private Property Tree Code

Introduction

Tree diameter is usually measured at 4.5 feet (ft) above ground level. Measurement at this height is referred to as diameter at breast height (DBH). DBH can be measured with a specially calibrated tape measure called a diameter tape, with a tree caliper of an adequate size, or by calculating the diameter after measuring the circumference

(Diameter = Circumference divided by π)

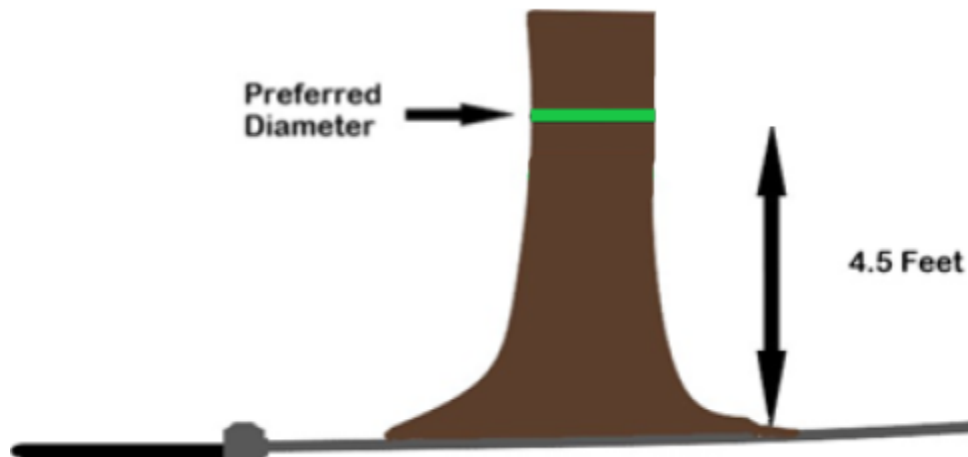
For a tree with a single gradually tapering trunk, measuring DBH is straightforward, but there are several circumstances in which questions arise about how to measure DBH.

This guide can be used to solve some of the more common complications when measuring a tree's DBH. These are the simplest and most widely accepted methods recommended in other sources such as the US Forest Service (USFS), International Society of Arboriculture (ISA) and the Federal Emergency Management Administration (FEMA).

The Following conditions are shown below:

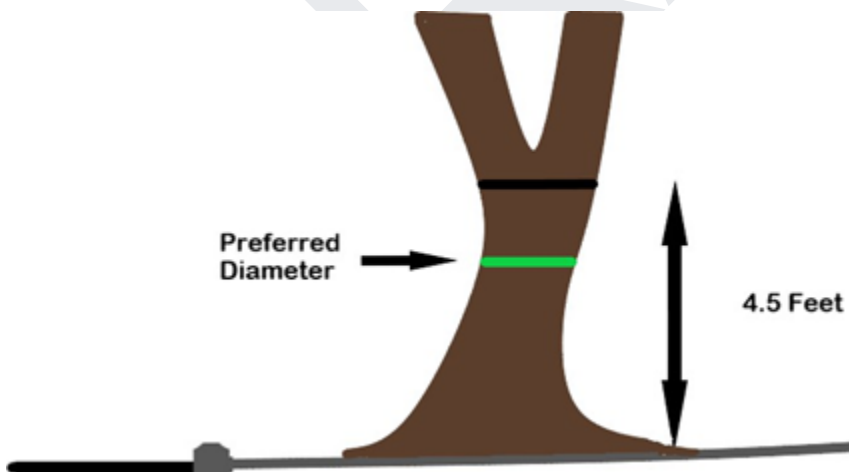
Single Gradually Tapering Trunk.....	2
Abnormal Trunk Taper.....	2
Branches and Irregularities at DBH.....	3
Trees on Slopes.....	3
Trees with a Lean.....	4
Trees with Forks at or below DBH.....	4
Multi-Stem Trees - At or Above 6" of Ground.....	5
Multi-Stem Trees - Within 6" of Ground.....	5
Quick Reference: Circumference and Diameter Conversion.....	6

Single Gradually Tapering Trunk



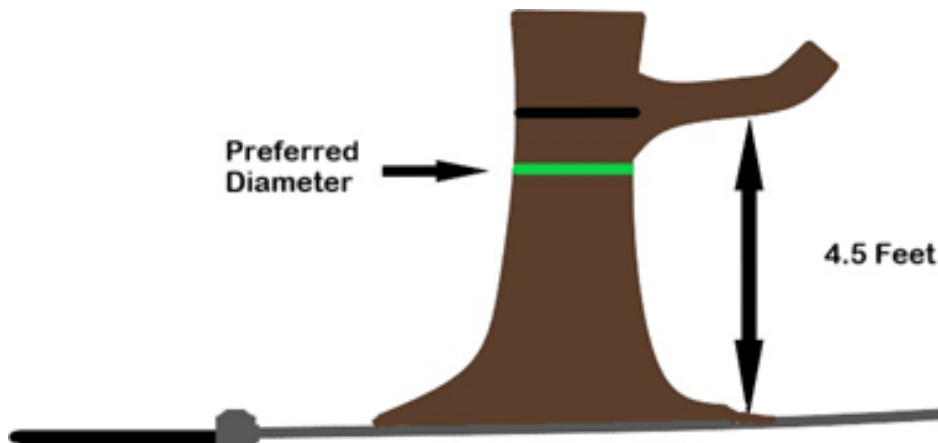
For regular single trunks that gradually taper measure the diameter at 4.5 feet above the ground (DBH). If measuring the Circumference with a regular tape measure divide the result by π (pi).

Abnormal Trunk Taper



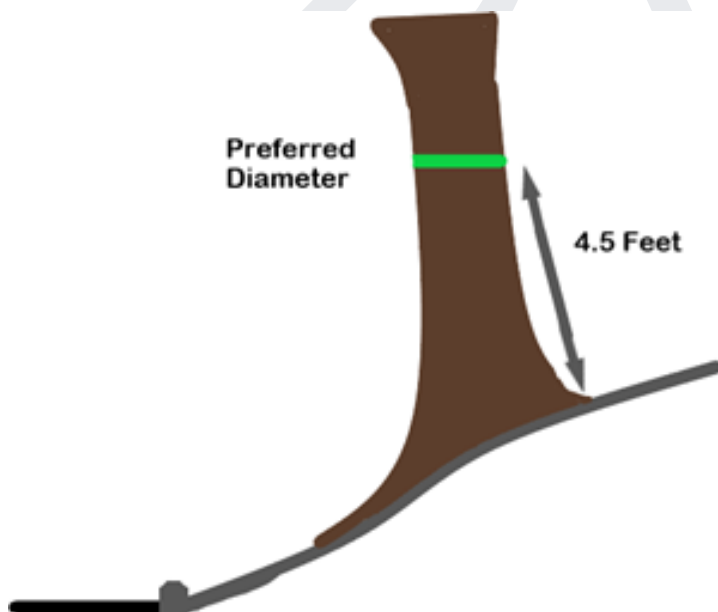
The tree tapers in such a way that the diameter at a point below 4.5 ft is actually smaller than the diameter at 4.5 ft. Measure the diameter at the smallest point and record the height at which diameter was measured on the data sheet.

Branches and Irregularities at DBH



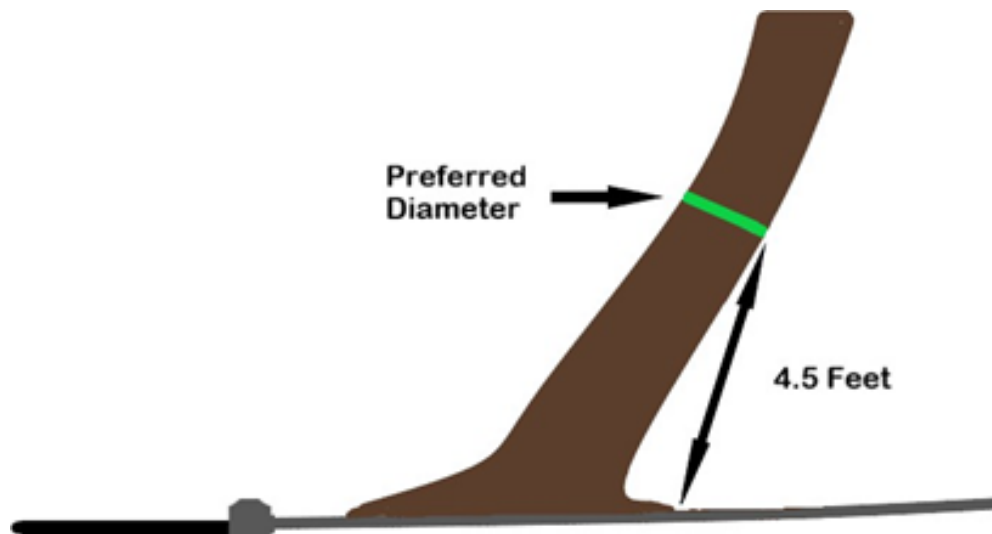
Tree has branches or irregularities which interfere with DBH measurement. Measure DBH below the branch or bump. The goal is to measure the diameter that would be closest to the expected DBH if branches or other irregularities were not present. Record the height at which the diameter was measured.

Trees on Slopes



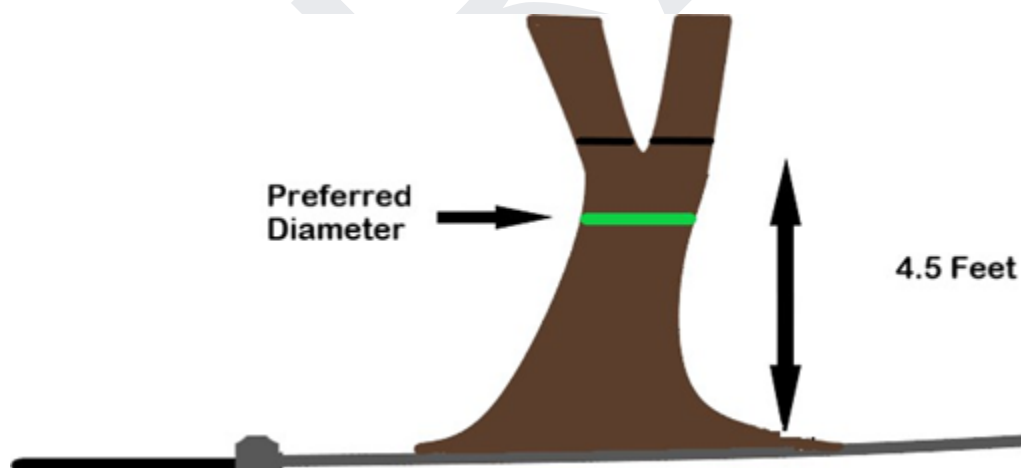
When measuring trees on slopes, measure the diameter 4.5 ft from the ground on the upper side of the slope.

Trees with a Lean



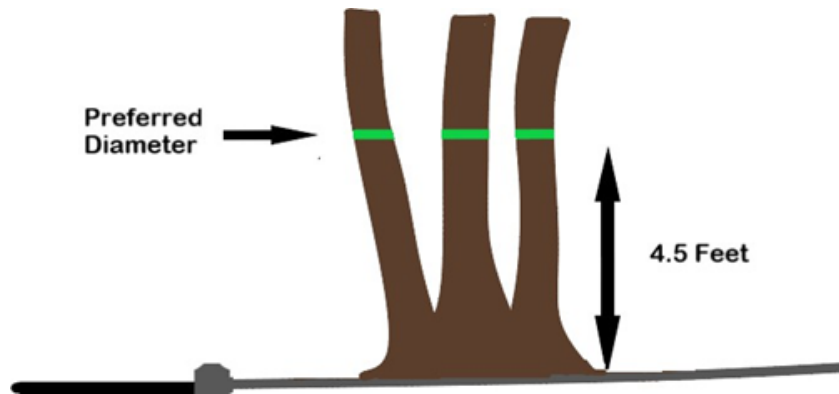
Trees that are leaning should be measured 4.5 ft up the stem in the direction of the lean.

Trees with Forks at or below DBH



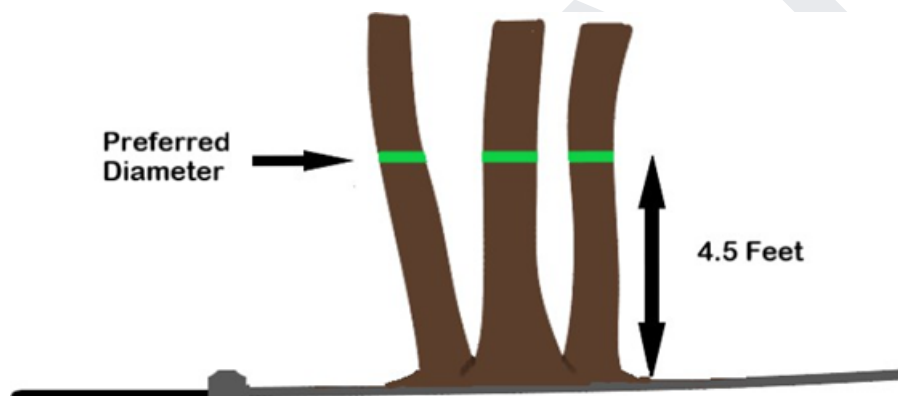
Trees that forks below DBH or near DBH should be measured at the narrowest part of the main stem below the fork. The height of the DBH measurement and the fork should be noted (e.g., 3 ft diameter @ 2 ft [Forks @ 4 ft]).

Multi-Stem Trees - At or Above 6" of Ground



For trees that split into several trunks higher than 6" above ground level, measure the DBH of each trunk and find the average number. $(5+6+8) / 3 = 6$ ". It should be noted in the comments that it is a multi-stem tree.

Multi-Stem Trees - Within 6" of Ground



Trees that fork at or within 6" of grade are treated as multiple trees. This method is consistent with the USFS and FEMA. It should be noted in the comments that they are part of a cluster.

Quick Reference: Circumference and Diameter Conversion

Circumference in Inches	Diameter in Inches	Circumference in Inches	Diameter in Inches
37.7	12	138.2	44
40.8	13	141.4	45
44.0	14	144.5	46
47.1	15	147.7	47
50.3	16	150.8	48
53.4	17	153.9	49
56.5	18	157.1	50
59.7	19	160.2	51
62.8	20	163.4	52
66.0	21	166.5	53
69.1	22	169.6	54
72.3	23	172.8	55
75.4	24	175.9	56
78.5	25	179.1	57
81.7	26	182.2	58
84.8	27	185.4	59
88.0	28	188.5	60
91.1	29	191.6	61
94.2	30	194.8	62
97.4	31	197.9	63
100.5	32	201.1	64
103.7	33	204.2	65
106.8	34	207.3	66
110.0	35	210.5	67
113.1	36	213.6	68
116.2	37	216.8	69
119.4	38	219.9	70
122.5	39	223.1	71
125.7	40	226.2	72
128.8	41	229.3	73
131.9	42	232.5	74
135.1	43	235.6	75