



Town Planning Commission Regular Meeting

Tuesday, June 18th, 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 - Treasurer: Bonnie Ritter
Deputy Clerk: Austen Wilcox

Meeting Participation

Members of the public may participate in person at Town Hall or by phone/online. Individuals wishing to 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 3:30 PM on the day of the 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 you are called on 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. Commission members 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/86804543081>

Meeting ID: 868 0454 3081 #

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**

February 2024, Regular Planning Commission Meeting

6. **STAFF REPORTS**
 - 6.1 SR Tree Code - (5 min)
 - 6.2 SR Middle Housing - (5 min)
 - 6.3 SR SB5290 Consolidated Permit Review - (5 min)
 - 6.4 SR Comprehensive Plan - (5 min)
 - 6.5 SR Climate Planning - (5 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.

8. **REGULAR BUSINESS**
 - 8.1 Wang - Anderson Short Plat 2024-01: 4015 95th Ave NE. - (10 min)
9. **PUBLIC COMMENT**
10. **ADJOURNMENT**

**TOWN OF YARROW POINT
TOWN PLANNING COMMISSION REGULAR MEETING
May 21, 2024
7:00 p.m.**

The Town Planning Commission of the Town of Yarrow Point, Washington met in regular session on Tuesday, May 21, 2024, at 7:00 p.m. in the Council Chambers of Town Hall.

PLANNING COMMISSION PRESENT: Chair Carl Hellings (absent), Commissioners, Jeffrey Shiu (absent), Chuck Hirsch, David Feller, and Lee Sims

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

1. CALL TO ORDER

Substitute Chair Chuck Hirsch 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 Commissioner Sims, seconded by Commissioner Feller. to approve the agenda as presented.

VOTE: 3 for, 0 against. Motion carried.

5. OPEN PUBLIC MEETINGS ACT TRAINING FROM TOWN ATTORNEY

Town Attorney Emily Romanenko provided a presentation on the Open Public Meetings Act to the Planning Commission and Park Board members in attendance.

6. APPROVAL OF THE MINUTES

- April 16, 2024 Regular Meeting

MOTION: Motion by Commissioner Feller, seconded by Commissioner Sims to approve the April 16, 2024 special meeting minutes as amended.

VOTE: 3 for, 0 against. Motion carried.

- April 24, 2024 Special Meeting

MOTION: Motion by Commissioner Feller, seconded by Commissioner Sims to approve the April 24, 2024 special meeting minutes as amended.

VOTE: 3 for, 0 against. Motion carried.

7. STAFF REPORTS

Middle Housing – HB 1110 Integration:

Planner Romanenko discussed Council's request for two public engagement open house type meetings. One before administering the survey to help inform the public, and one after to discuss outcomes. Staff was also directed to develop a preliminary budget for the integration of the new middle housing legislative requirements.

The Town has published a middle housing webpage to help residents navigate the requirements and implications of the middle housing legislation. Additional information will be provided on the Town's webpage as it is developed. The survey along with visualizations will be posted on the website and presented at the May 29th open house.

The Planning Commission discussed.

The Planning Commission requests a memo from the Mayor regarding the position of nearby jurisdictions' direction on HB 1110 Integration.

8. PUBLIC COMMENT

Meredith Shank is very opposed to increased housing on lots in Yarrow Point. She shared safety concerns regarding traffic and parking.

Steve Scalzo discussed the current draft tree code, middle housing, and open public meeting procedures.

9. REGULAR BUSINESS

9.1 – COMPREHENSIVE PLAN

Planner Romanenko discussed the draft of the Comprehensive Plan for recommendation to the Town Council.

The comprehensive plan update process began in September of 2022. The Town planners have worked with the planning commission and council over the past 20 months to update the Town's comprehensive plan. All draft chapters have been reviewed at past meetings as text, and subsequently with graphics and maps.

Commissioners discussed and shared their personal views on middle housing as addressed within the Comprehensive Plan

MOTION: Motion by Commissioner Feller, seconded by Commissioner Sims to forward the draft Comprehensive Plan to the Town Council with considerations for changes for language in the Land Use Chapter regarding Middle Housing, affordability and to ask the Town Council to have a joint meeting to discuss issues and vision with regards to the Land Use Chapter.

VOTE: 3 for, 0 against. Motion carried.

10. ADJOURNMENT:

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

VOTE: 3 for, 0 against. Motion carried.

Chuck Hirsch, Substitute Chair

Attest: Austen Wilcox, Deputy Clerk

Tree Code	STAFF REPORT
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Presented by:	Town Planner
Exhibits:	None

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.

Summary:

At the October special joint meeting of the Town 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 addressed Council’s concerns.

At the January Council meeting the “Tree Protections Proposal Matrix” was discussed and a set of recommendations was made by Council. The matrix was updated to reflect those recommendations. At the January Planning Commission meeting staff was directed to write an updated draft private property tree code.

At the February Planning Commission meeting staff presented a draft code. Staff was directed to update the code to include more details for alternative designs, along with detailed edits to various code sections.

In March the Council held an Open House where residents gave a range of comments on the tree code. The Council, after hearing this feedback, gave direction to the planning commission and staff to consider additional elements and give feedback and recommendations to council on those topics.

During the March Planning Commission meeting the direction from council and feedback from residents was discussed.

At the regular April Planning Commission meeting, the draft code was discussed and reviewed line by line. The commission directed staff to integrate edits and prepare an updated draft code ahead of the April 26th special meeting

The Planning Commission held a special meeting on April 26th to review the updated draft of the private property tree code. The code was recommended to Council as presented.

The draft presented to Council at the May meeting was a strike and delete draft. Council directed staff to consolidate some of the code language and to bring back updates on several administrative elements of the code. The details of which are listed in long form as part of the June council agenda bill for the tree code update.

During the June Council meeting staff presented formatting changes, comments from the Town arborist, and an incorporated reference to federal eagle take permit requirements, Councilmembers Lagerholm and Hyman presented draft incentives for discussion. Staff was directed to make additional changes to reflect the arborists comments and to propose approaches to implement some of the presented draft incentives.

Action Items

- Staff Presentation (5 min)

Middle Housing (HB1110 Integration)	STAFF REPORT
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Presented by:	Town Planner
Exhibits:	Middle Housing Informational Posters

Summary:

At the regular April Town Council meeting, staff presented the gap analysis and public engagement plan. Council approved the engagement plan with amendments to include two public engagement open house type meetings. One before administering the survey to help inform the public, and one after to discuss outcomes. Staff was also directed to develop a preliminary budget for the integration of the new middle housing legislative requirements. The preliminary budget estimate is \$160,000 on the high end, with a low end budget estimate of \$45,000. A portion of the budget is offset by a \$35,000 grant which was awarded to Yarrow Point for middle housing regulation update work.

The Town has published a middle housing webpage to help residents navigate the requirements and implications of the middle housing legislation. Additional information will be provided on the Town’s webpage as it is developed. The informational open house was held on May 29th from 6-8pm at Town Hall. The survey was launched during the open house and flyers with the Town’s middle housing webpage and survey were posted on all town mailbox pagodas, emailed to the Town mailing list, and posted on Town social media. 35 survey responses have been received as of 6-13-24. Town staff will continue to reach out to residents to encourage participation in the survey and public process.

Staff prepared several informational posters which were on display at the open house. These posters have been included with your packet in their digital form. Staff is continuing to compile a list of frequently asked questions which can be posted on the Town’s Middle Housing webpage to help inform residents.

At the June council meeting, staff presented an update following the open house, and was directed to create a work plan which outlines the next steps for the Town to address the requirements of Middle Housing.

Resources

- [Yarrow Point Middle Housing Survey](https://www.surveymonkey.com/r/NVVHMLG): https://www.surveymonkey.com/r/NVVHMLG
- [Yarrow Point Middle Housing Website](https://yarrowpointwa.gov/middle-housing/) : https://yarrowpointwa.gov/middle-housing/
- [WA Department of Commerce Middle Housing Website](#)

Action Items

- Staff Presentation (5 min)

WHAT IS MIDDLE HOUSING?

01

What is middle housing?

In Yarrow Point Middle Housing must include the authorization of duplexes, cottage houses, and courtyard apartments. The broader statewide definition includes housing types that have between two and eight units.

Is middle housing affordable housing?

No, middle housing does not necessarily imply a focus on affordability and instead refers to the size and number of units, not the cost to rent or own.

02

03

How will middle housing units impact the character of Yarrow Point?

Middle housing development may increase the density of housing in Yarrow Point over time as more owners choose to develop two units and subdivide larger properties.

How will the Town regulate middle housing?

Middle housing units will be subject to the same development regulations as single-family homes. The Town's setbacks, height limits, and lot coverage areas will remain the same.

04

05

Does lot size impact how many units can be built?

No, up to two units must be allowed on all residential lots (many regulation to remain unchanged as mentioned above). Structures may cover up to 30%.

How can I get involved?

Please take the Town's middle housing survey which is available on the Town's website which is listed below. We also encourage residents to comment at public meetings and to attend open house events held at Town Hall.

06

FOR MORE INFORMATION GO TO:
<https://yarrowpointwa.gov/middle-housing/>



Why Middle Housing?

01

Why is Yarrow Point developing middle housing regulations?

The Town is required to allow for middle housing under HB 1110 which aims to address statewide housing deficits by requiring jurisdictions to allow new middle housing units.

How will middle housing requirements affect the density of Yarrow Point?

Yarrow Point is categorized as a “tier 3” jurisdiction and is required to allow at least two units on all lots zoned primarily for residential uses.

02

03

Will the middle housing regulations affect existing single-family housing?

Single-family detached dwellings will remain an allowable use. Middle housing units will become an additional option for development.

How will the work to adopt these required regulations be funded?

The development and implementation of middle housing policies and regulations will be partially funded by a \$35,000 state issued grant. The remainder will be funded by the Town’s general fund.

04

05

Who builds middle housing?

Middle housing can be built by residents and developers on their private property. The Town does not build housing.

What is the timeline for implementing middle housing regulations?

Middle housing regulations and planning policies must be implemented by June 30, 2025.

06

FOR MORE INFORMATION GO TO:
<https://yarrowpointwa.gov/middle-housing/>



MIDDLE HOUSING UPDATE



During the 2023 state legislative session housing bills were passed and signed into law which apply to the Town of Yarrow Point and require that the Town implement a range of changes to its development regulations.

HB 1110

- Middle housing on all residential lots.
- Two units per lot
- Only administrative design review of objective standards
- 2 Parking spots per unit

HB 1337

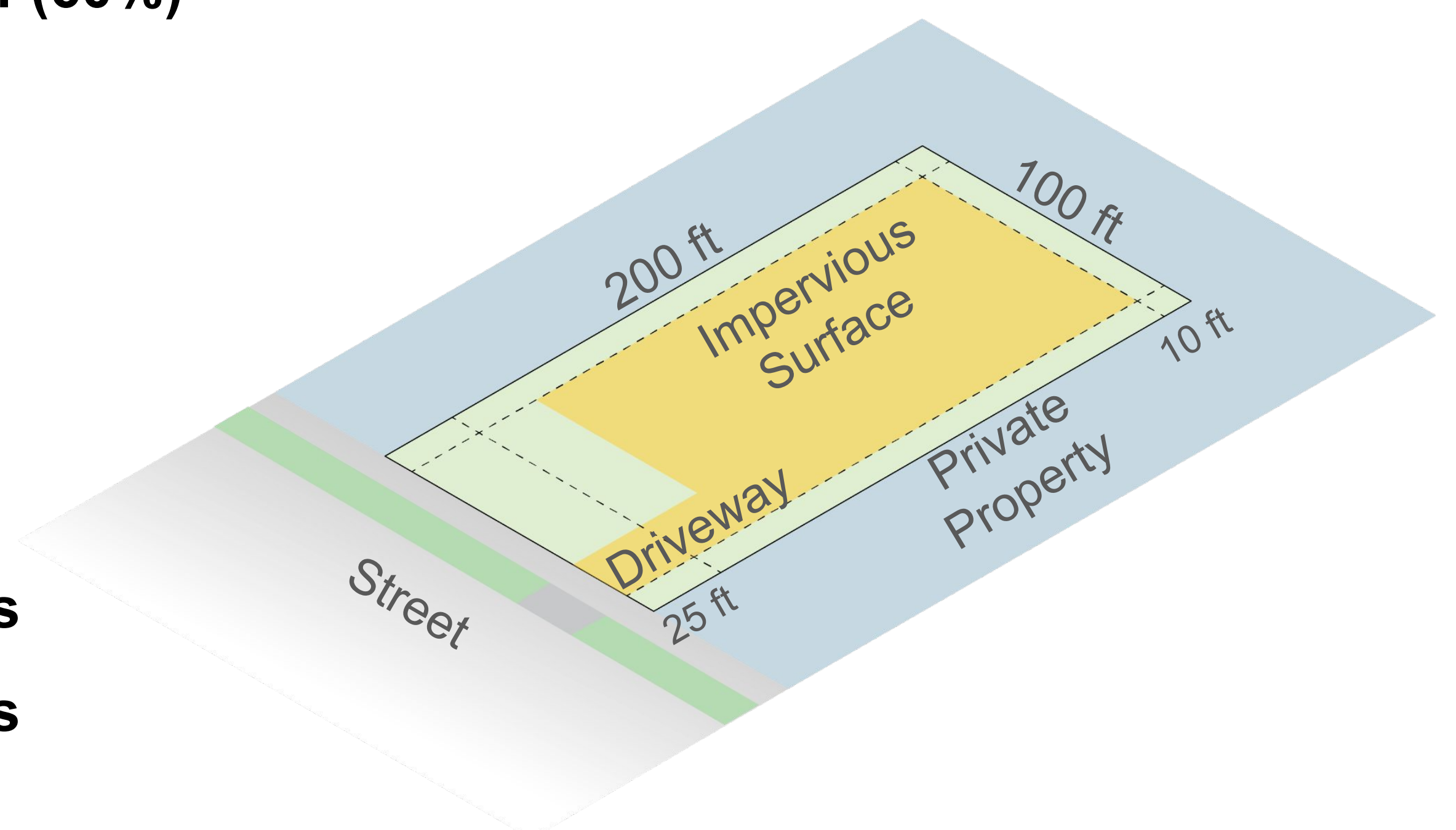
- Allow separate sale and ownership of ADUs.
- Parking regulations unchanged for lots over 6000 sf
- 1000 SF must be allowed

CURRENT YARROW POINT DEVELOPMENT STANDARDS

Example Lot:	20,000 sf Lot
Allowable Structure Area:	6,000 sf (30%)
Allowable Impervious Surface:	12,000 sf (60%)
Setbacks - Private Property:	10 ft
Setbacks - Right of Way (Street):	25 ft
Height Limit:	25 ft

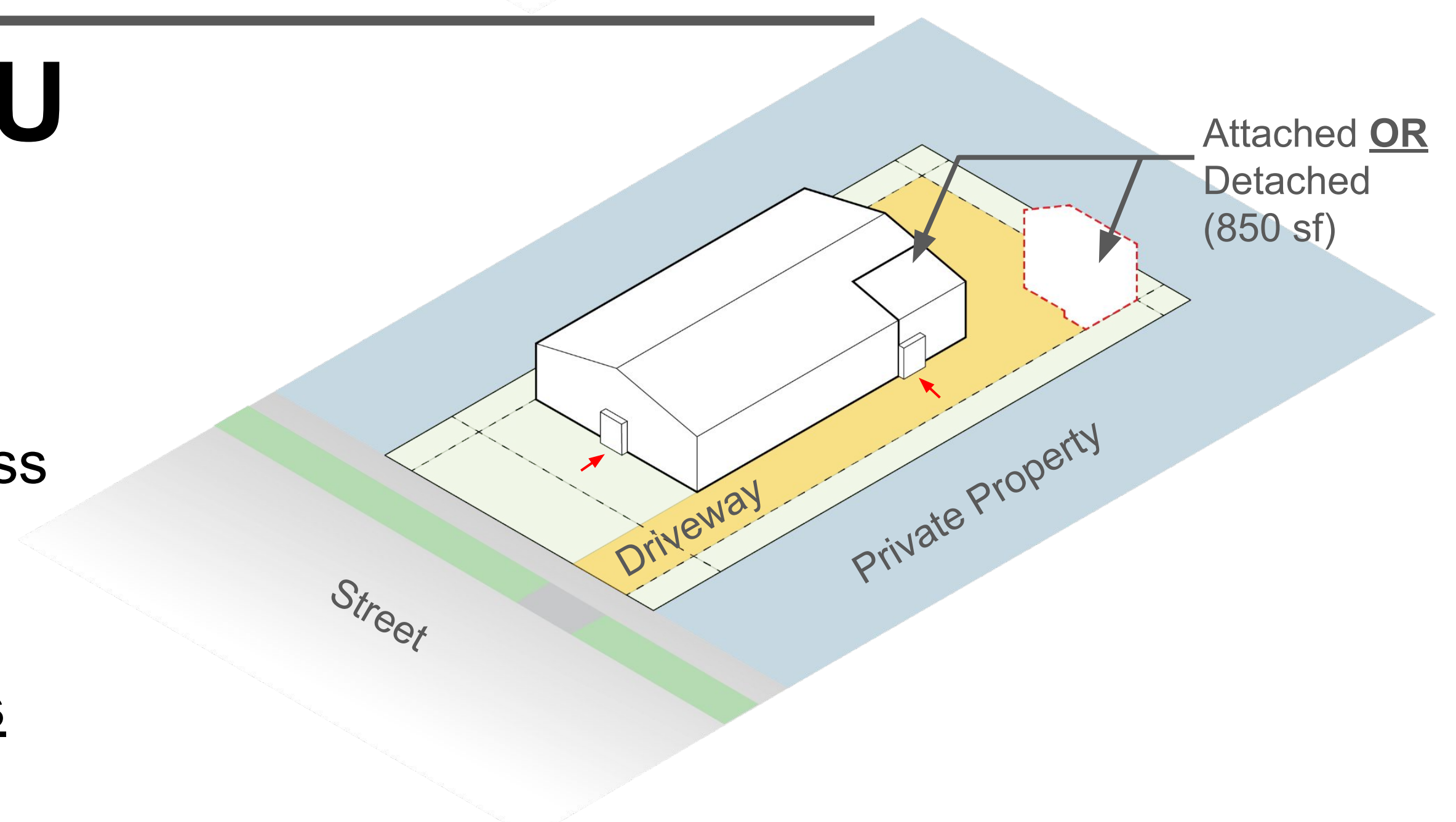
Parking Space Requirements

Single Family Home	4 Spaces
ADU/DADU	2 Spaces



EXISTING: ADU/DADU

- Total Structure Area 30%
- Total Impervious Area 60%
- Attached **OR** Detached
- Shall not exceed 6% of Lot Area; not less than 250 sf and not more than 850 sf
- Entrance may not face street
- Parking: Single Family Home **4 Spaces**
- ADU/DADU **2 Spaces**



MIDDLE HOUSING OPTIONS

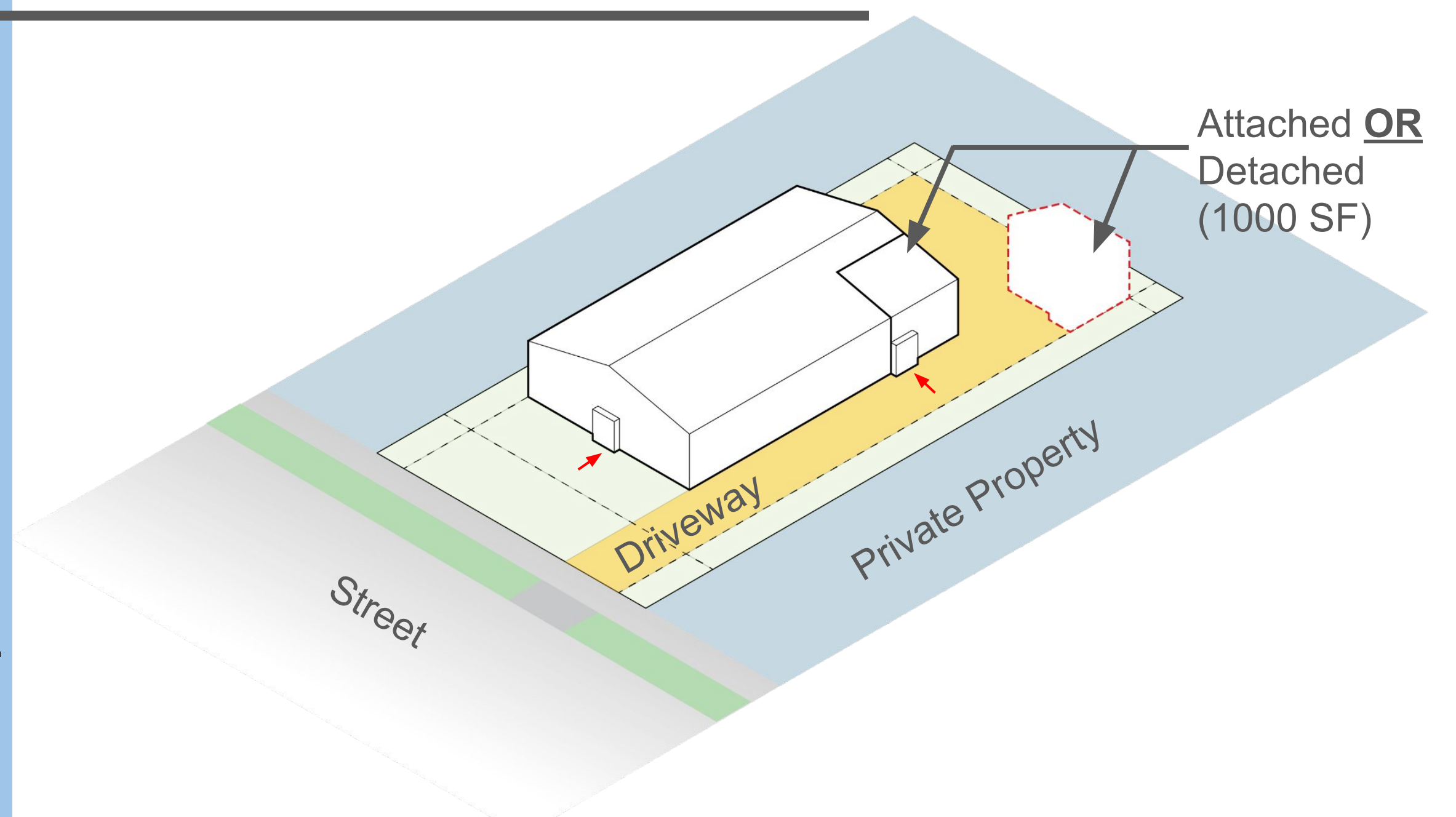


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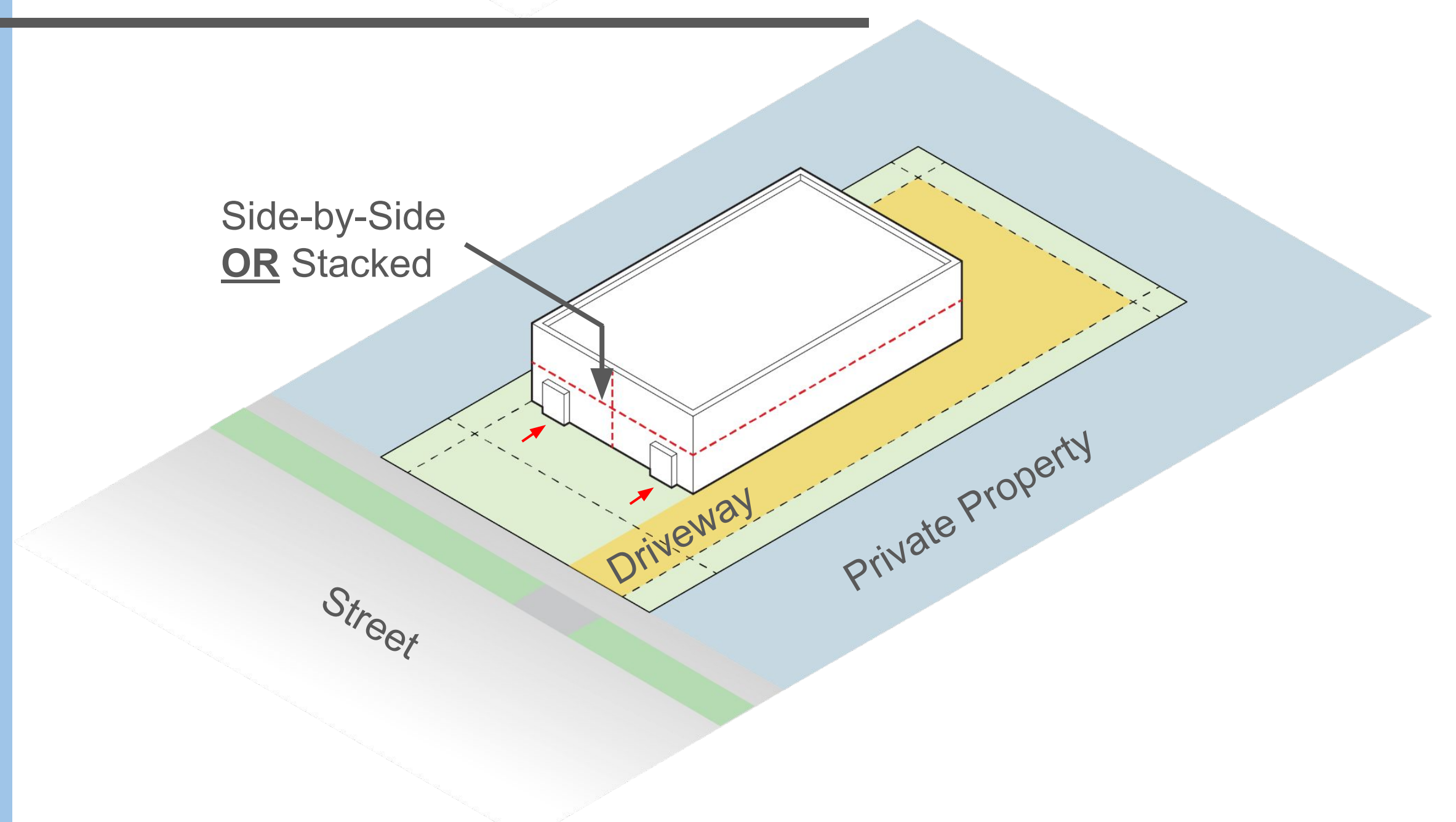
NEW: ADU/DADU

- Total Structure Area **Remains** 30%
- Total Impervious Area **Remains** 60%
- Attached **OR** Detached
- Accessory Limit Now **1,000 sf**
- Height Limits **Remains** 25 ft
- Parking: Single Family Home **4 Spaces**
- ADU/DADU **2 Spaces**
- No directional entry requirements



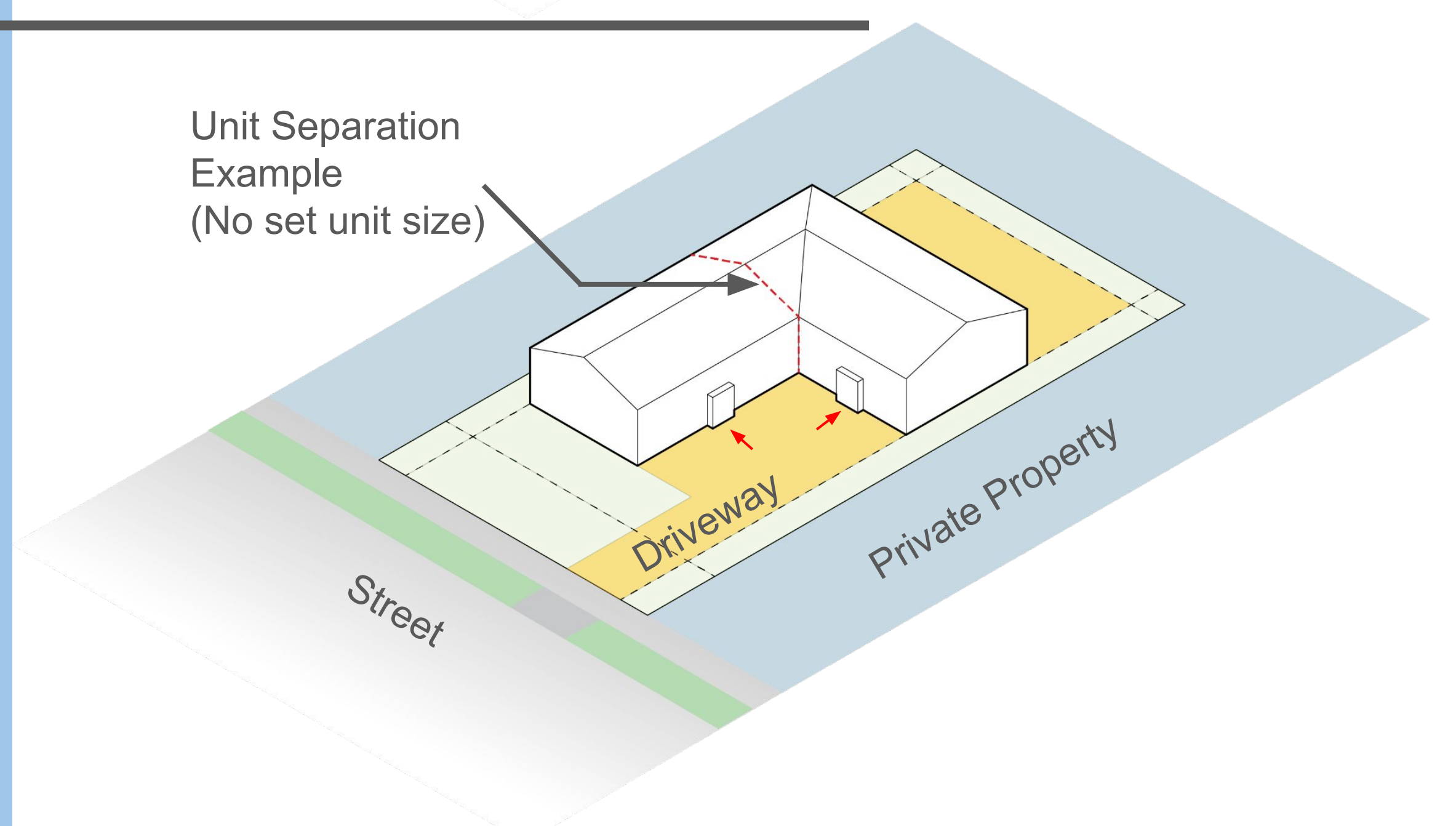
DUPLEX

- Total Structure Area **Remains** 30%
- Total Impervious Area **Remains** 60%
- Side-by-Side **OR** Stacked
- Separate Entrances
- Height Limits **Remains** 25 ft
- Parking: **2 Spaces Per Unit**



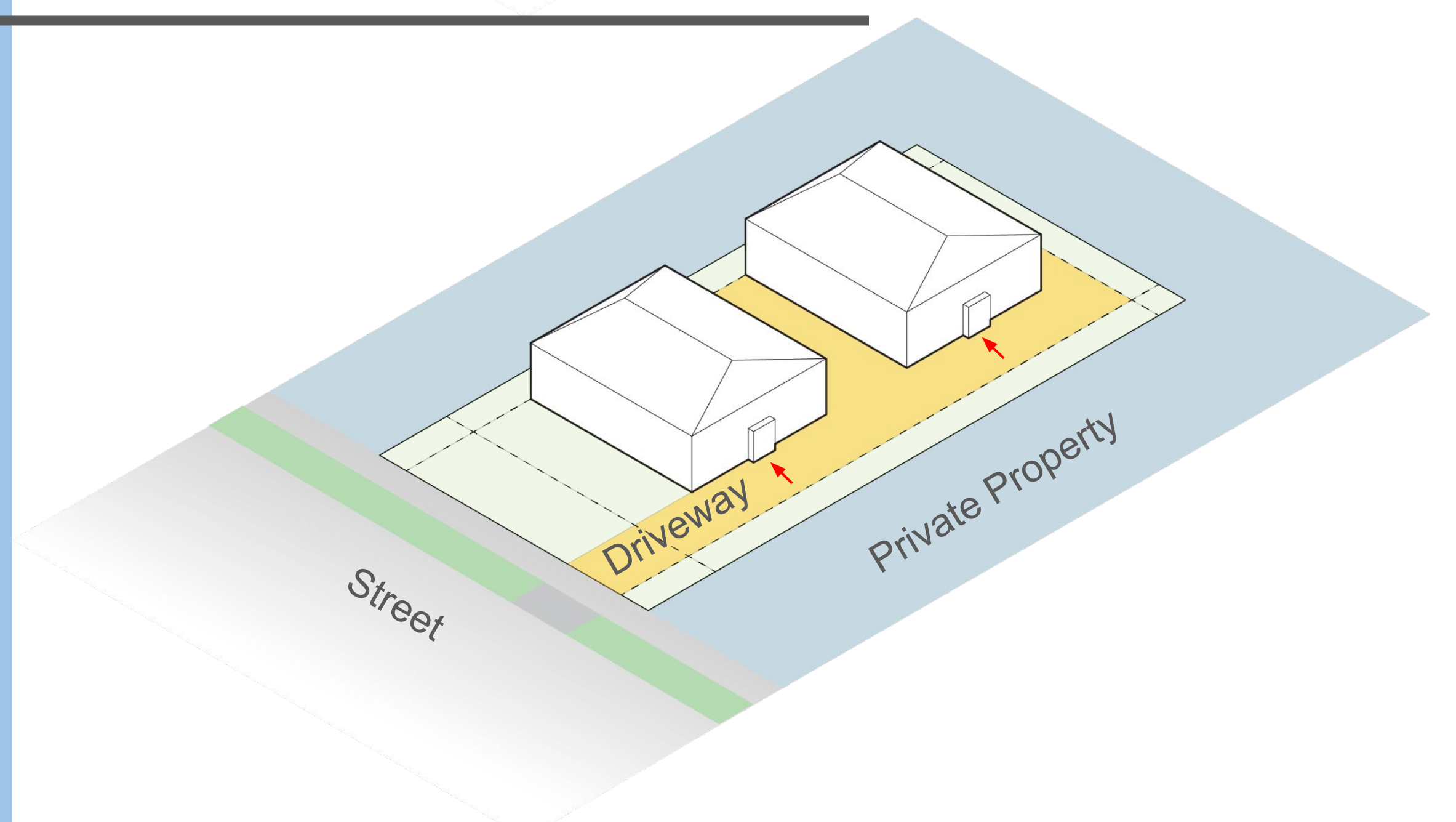
COURTYARD APARTMENTS

- Total Structure Area **Remains** 30%
- Total Impervious Area **Remains** 60%
- Separate Entrances
- Two **attached** units: shared courtyard
- Height Limits **Remains** 25 ft
- Parking: **2 Spaces Per Unit**



COTTAGE HOUSES

- Total Structure Area **Remains** 30%
- Total Impervious Area **Remains** 60%
- Two **Separate** Structures
- 20% Shared Open Space
- Height Limits **Remains** 25 ft
- Parking: **2 Spaces Per Unit**



SB5290 - Consolidated Permit Review	STAFF REPORT
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Presented by:	Town Planner
Exhibits:	None

Summary:

During the 2023 State Legislative Session SB5290 was passed. This bill requires that jurisdictions throughout the state update their permit processing timeframes and requires consolidated permit review. The bill also creates two grant programs.

The first is to consolidate permit reviews and to ensure that the new timeframes can be met. Staff applied for and received \$187,500. These funds may be used to update the Towns permitting process and Code to make the review process more streamlined and timely. The grant also requires that the Town provide quarterly reports about the permitting process and timeline during the grant period. The Town has historically met state timeline requirements for permit issuance, and staff anticipates being able to meet the new state requirements. The funding will help update the Town’s Municipal code, permitting process, and forms.

The second grant is for the digitization and reworking of permit systems. The Town currently has a partly digitized system which has opportunities for improvement. When the second grant becomes available Town staff will work with the Mayor and Council to determine if applying for the grant would be in the Town’s interest.

Because the Town will be working through a range of code updates as a result of many pieces of legislation, the components which involve permitting and the associated administrative work can be in part funded by the grant money associated with this legislation. The work associated with the first grant will begin in July of 2024, and conclude at the end of June 2025.

Resources

- Local Project Review - Commerce Webpage:
<https://www.commerce.wa.gov/program-index/local-project-review-program/>

Action Items

- Staff Presentation (5 min)

Comprehensive Plan Update	STAFF REPORT
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Presented by:	Town Planner
Exhibits:	None

Background:

The Comprehensive Plan of Yarrow Point is a strategic policy framework that guides the community's future growth and development. 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:

At this June meeting a full draft of the Comprehensive Plan was provided to the Council. The draft was recommended by the Planning Commission for review BUT with several concerns. The commission directed staff to convey to council that chapter 2 (Land Use) and Chapter 3 (Housing) contain required provisions and language pertaining to housing affordability and density which the commission does not believe align with the Towns vision or community values. The commission requested that the council consider a joint meeting to discuss these concerns.

The Council voted to have a Joint meeting with the Planning Commission at the regular July Council Meeting on July 9th at 4pm.

Staff was directed to work with Councilmember Porter on specific revisions to the comprehensive plan related to citations, clarifications, and graphics accessibility updates.

Council directed staff to create a draft implementation plan and budget for items in the comprehensive plan which the Town is required to update in its regulations.

Action Items

- Staff Presentation (5 min)

Climate Planning	STAFF REPORT
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Presented by:	Town Planner
Exhibits:	None

Summary:

The State Legislature passed house bill 1181, the so-called Climate bill. Yarrow Point is required by RCW 36.70A.130(5) to revise its comprehensive plan and development regulations by June 30, 2029, to ensure they comply with the Growth Management Act (GMA) as revised by House Bill 1181 (Chapter 228, Laws of 2023).

The Department of commerce is administering a grant program to aid jurisdictions in planning for and adopting the requirements of HB1181. The available grant funding for the Town is \$100,000. While the deadline for full integration is June 30, 2029, the Town may begin its climate planning process as early as July 1, 2023.

Town Council directed staff to apply for the proposed grant at the November 2023 regular meeting. On March 15th of 2024, COM confirmed the Town would be awarded funding during this biennium.

The work plan for climate planning will be developed and brought to council at the July meeting for review and direction. Staff anticipates working with the council, mayor, and both commissions to create a Climate Policy Advisory Team in the fall of 2024. Following the creation of the Climate Policy Advisory Team the grant scope through June 2025 is to engage and inform the public about the requirements of climate resilience planning, and to create a climate impacts assessment report which will be sent to the department of commerce.

Resources

- [WA Department of Commerce: HB1181 FAQ](#)
- [WA Department of Commerce: Climate Change Website](#)

Action Items

- Staff Presentation (5 min)

Business of The Planning Commission Town of Yarrow Point, WA

8.1

June 18, 2024

WANG – ANDERSON SHORT PLAT SP 2024-01: 4015 95th Ave NE.	Proposed Planning Commission Action: Recommendation of Approval w/ Conditions
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Presented by:	Town Engineer
Exhibits:	Staff Report date June 11, 2024 Wang-Anderson Preliminary Plat Civil Drawings Wang – Anderson Final Short Plat Draft

Summary:

The Town of Yarrow Point received a short plat application from Dennis and Jan Buchanan for their property at 4015 95th Ave NE on March 25, 2024, following a pre-application meeting held the previous month.

The short plat application was reviewed and deemed complete by the town planner on April 17, 2024, and subsequently reviewed by the Town Engineer. In accordance with the Yarrow Point Municipal Code, the project proposal was scheduled for the next public meeting before the planning commission.

Recommended Action:

At the public meeting, the planning commission will review the proposal, discuss the recommended approval conditions provided by town staff, and forward a recommendation of approval, conditional approval, or denial of the project to the town council.



4030 - 95th Avenue NE
Yarrow Point, WA 98004
Ph:(425) 454-6994 Fax:(425) 454-7899

Prepared For: Yarrow Point Planning Commission

By: Stacia Schroeder, PE
Town Engineer

Date: June 11, 2024

Re: Short Plat (SP) No. 2024-01
4015 95th Ave NE – Dennis & Jan Buchanan

The Town of Yarrow Point received a short plat application from Dennis and Jan Buchanan for their property at 4015 95th Ave NE on March 25, 2024, following a pre-application meeting held the previous month.

The short plat application was reviewed and deemed complete by the town planner on April 17, 2024, and in accordance with the Yarrow Point Municipal Code, the project proposal was scheduled for the next public meeting before the planning commission. At the public meeting, the planning commission will review the proposal, discuss the recommended approval conditions provided by town staff, and forward a recommendation of approval, conditional approval, or denial of the project to the town council.

Upon receipt of a recommendation from the planning commission, the town council shall then, at its next regularly scheduled meeting, hold an open record public hearing to accept public testimony and take one of the following actions: approve the application, conditionally approve the application, continue the hearing, or deny the application.

Discussion:

The Buchanan's currently own one town parcel (43,570 square feet) located at the northwest corner of the intersection of NE 40th Street and 95th Avenue NE. By way of a short plat, they are requesting to split the lot into two separate single-family residential parcels. As proposed, Lot 1 (north lot) will be 24,315 square feet. It will be afforded access to the town's road network via a new driveway installed on 95th Avenue NE, directly across from the town hall entrance. Lot 2 (24,255 square feet) will install a new driveway in generally the same location on NE 40th Street. Although

Lots 1 and 2 will attempt to reuse existing dry and wet utility service lines, new service lines will be stubbed from already existing main lines in the public right-of-way. Additional items reviewed by town staff include:

- Temporary erosion control and tree protection plan;
- Coordination with the town's undergrounding and stormwater improvement project;
- Removing all encroachments as defined in YPMC 12.24 from the town right-of-way; and
- Conformance with the YPMC Title 16 – Subdivisions and Title 17 – Zoning.

Findings:

The proposal submitted by Dennis and Jan Buchanan is a request to short plat the parcel at 4015 95th Ave NE (KC Parcel No.'s 9808700565) into two lots. Following are staff's findings related to SP No. 24-01:

- 1.) A Pre-Application Conference between the applicant and Town staff took place on February 15, 2024.
- 2.) A Short Plat Application, including the applicable fee, was submitted to the Town on March 25, 2024 (YPMC 16.04.070 and Resolution 346).
- 3.) All preliminary short subdivision requirements were met (YPMC 16.28.040(B), 16.12, and 16.20) including:
 - a. Meet all applicable design requirements in YPMC 16.16 including:
 - i. Lot Design (YPMC 16.16.040)
 - b. Meet all applicable improvements in YPMC 16.20 including:
 - i. Water service connection for each lot (YPMC 16.20.040)
 - ii. Sewer service connection for each lot (YPMC 16.20.050)
 - iii. Storm service connection for each lot (YPMC 16.20.060)
 - iv. Two new lot corners created shall be staked (YPMC 16.20.080)
 - v. Installation of improvements (YPMC 16.20.090)
 - c. Meet all requirements in the YPMC 16.24 Final Plat Requirements:
- 4.) The application as submitted complies with the YPMC Title 17 – Zoning.
 - a. YPMC 17.12.025 – Primary Uses. Each new lot will have one single-

family dwelling unit.

- b. YPMC 17.16.010(A) – Lot Area. Each of the two lots will exceed the minimum lot size (12,000 sf) for R-12 zoning.
- c. YPMC 17.16.040 – Setback Requirements.
 - i. All non-conformities that are a direct result of the short plat must be removed as a condition of final plat approval.
 - ii. All proposed setback lines conform to the zoning code.
- d. YPMC 17.16.050 – Building Site Requirements.
 - i. The building sites have direct access to a public street.
 - ii. Both proposed lots meet the area requirement of YPMC 17.16.010.

5.) Sanitary sewer, water, storm, and power main lines are available in the adjacent public right-of-way. Service stubs (either existing or new) must be provided to each parcel prior to final plat approval (YPMC 16.12.030(F)(8) and 16.20.090).

7.) An Availability of Water Service from the City of Bellevue was received for the additional building lot (YPMC 16.12.030(G)).

8.) An Availability of Sanitary Sewer Service from the City of Bellevue was received for the additional building lot (YPMC 16.12.030(H)).

9.) Prior to receiving final approval for the short plat the applicant must complete all the necessary improvements, or provide the Town with a construction bond or set-aside account, all in accordance with Section 16.20.090.

10.) Installation of a mailbox on the existing town pagoda is required prior to final short plat approval. The shall conform to town standards and my require extensive modifications to the existing structure, including but not limited to an entirely new pagoda (YPMC 12.31.010).

Recommendation:

Short Plat (SP) No. 24-01 meets all the requirements of the YPMC, Titles 16 and 17. Based on all materials submitted, staff recommends approval with the following conditions:

- 1) The applicant shall remove all non-conformities that are created by the short plat, including but not limited to, removal of the primary residence prior to short plat approval or as otherwise addressed according to YPMC 16.20.090.
- 2) The applicant shall remove all encroachments (as defined in YPMC 12.24) from the right-of-way prior to final plat approval.

- 3) Individual utility service stubs for stormwater, sanitary sewer, water, and power for each lot as shown on the preliminary plat are installed or otherwise addressed according to YPMC 16.20.090.
- 4) The applicant shall identify existing property corners and where applicable, install new property corners prior to final approval.
- 5) The applicant shall be responsible for creating a final short plat which meets the requirements in the YPMC Chapter 16.24. NOTE: Mylar is no longer accepted by the King County Recorder's Office.
- 6) The original of the final short plat shall be submitted by the developer to the town and thereafter the town will file for record with the King County department of records and elections. One copy shall be retained by the town. One copy shall be furnished to the town staff. NOTE: The applicant is responsible for all fees incurred by the Town of Yarrow Point to file the final plat.

LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND CORNER MONUMENT AS NOTED
- PROPERTY LINE
- PROPERTY CORNER
- ROAD SIGNAGE
- MAIL BOX
- POWER METER
- POWER POLE
- POWER VAULT, SIZE VARIES
- JUNCTION BOX, SIZE VARIES
- LIGHT POLE NO ARM
- LIGHT POLE WITH ARM
- GUY WIRE
- WATER METER
- WATER VALVE
- WATER SPIGOT
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- ROOKERY
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- GAS VALVE
- GAS METER
- WOOD FENCE
- HOGWIRE FENCE
- DECIDUOUS TREE
- EVERGREEN TREE
- SANITARY SEWER LINE
- STORM LINE
- OVERHEAD POWER
- UNDERGROUND WATER
- UNDERGROUND GAS
- EDGE OF PAVEMENT
- FENCE
- GRAVEL
- CONCRETE
- (M) MEASURED DIMENSION
- (C) CALCULATED DIMENSION
- (R*) DIMENSION PER CITED REFERENCE

LEGAL DESCRIPTION: (BY SURVEYOR)

LOTS 21, 22, 23, 24 AND 25, BLOCK 9, REPLAT OF PORTION OF YARROW, ACCORDING TO PLAT RECORDED IN VOLUME 21 OF PLATS, PAGE 11, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEYOR'S NOTES: (BY SURVEYOR)

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 0258810-ETU THIRD DATED APRIL 29, 2024. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY OF WASHINGTON REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON OCTOBER 24, 2023. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN OCTOBER, 2023.

3. PROPERTY AREA = 48,570± SQUARE FEET (1.1150± ACRES).

4. ALL DISTANCES ARE IN U.S. SURVEY FEET.

5. THIS IS A COMBINED FIELD TRAVERSE AND GLOBAL POSITIONING SYSTEM SURVEY. A TRIMBLE ONE SECOND COMBINED ELECTRONIC TOTAL STATION AND A TRIMBLE R121 GLOBAL NAVIGATION SATELLITE SYSTEM UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

REFERENCES: (BY SURVEYOR)

1. REPLAT OF PORTIONS OF YARROW, RECORDED IN VOLUME 21 OF PLATS, AT PAGE 11, RECORDS OF KING COUNTY, WA.
2. TOWN OF YARROW POINT BOUNDARY LINE ADJUSTMENT NO. 71, RECORDED UNDER RECORDING NO. 20170503900031, RECORDS OF KING COUNTY, WA.
3. RECORD OF SURVEY, RECORDED UNDER RECORDING NO. 20070829900001, RECORDS OF KING COUNTY, WA.
4. OSBORNE SHORT PLAT, RECORDED UNDER RECORDING NO. 20030521900001, RECORDS OF KING COUNTY, WA.
5. TOPOGRAPHIC SURVEY OF 94TH AVE. NE FOR TOWN OF YARROW POINT, SHEET 5 OF 6, PREPARED BY PACE ENGINEERS, UNDER PROJECT NO. 20545.03, DATED MARCH 17, 2021.

BENCHMARK & DATUM INFO: (BY SURVEYOR)

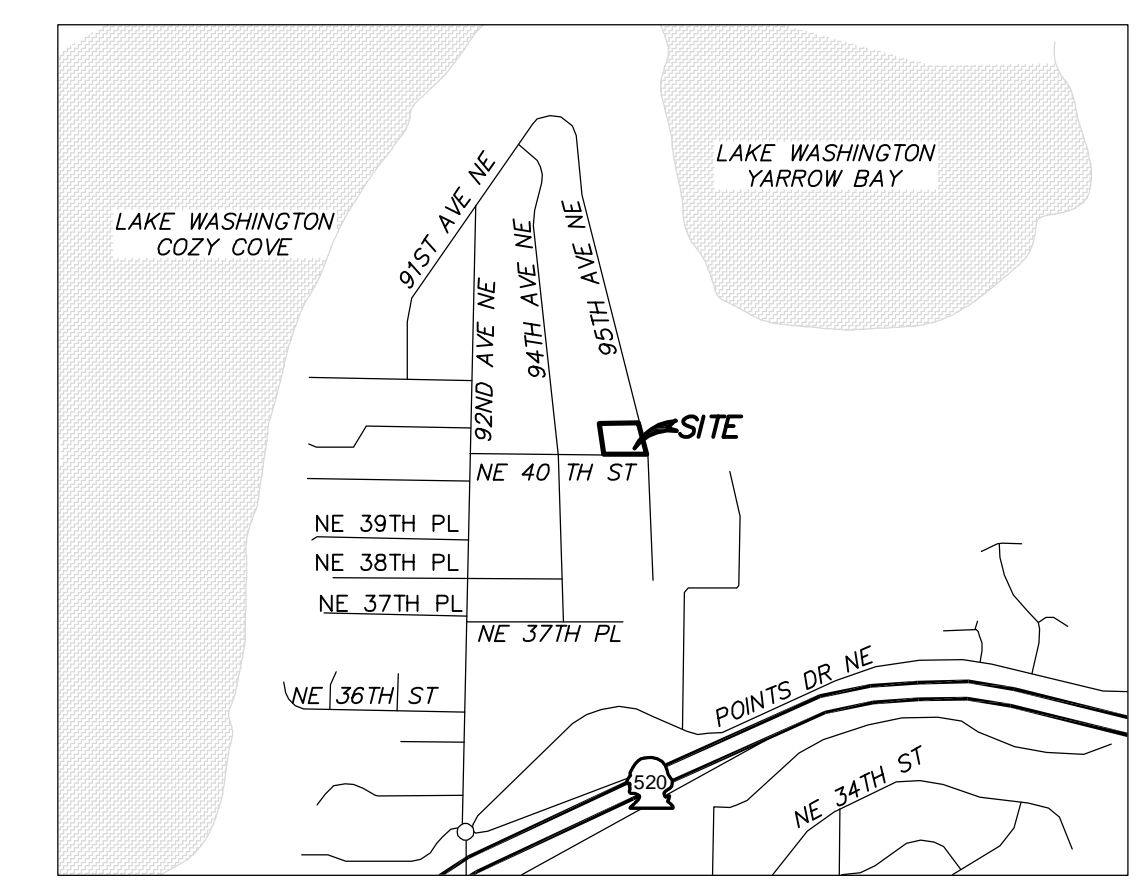
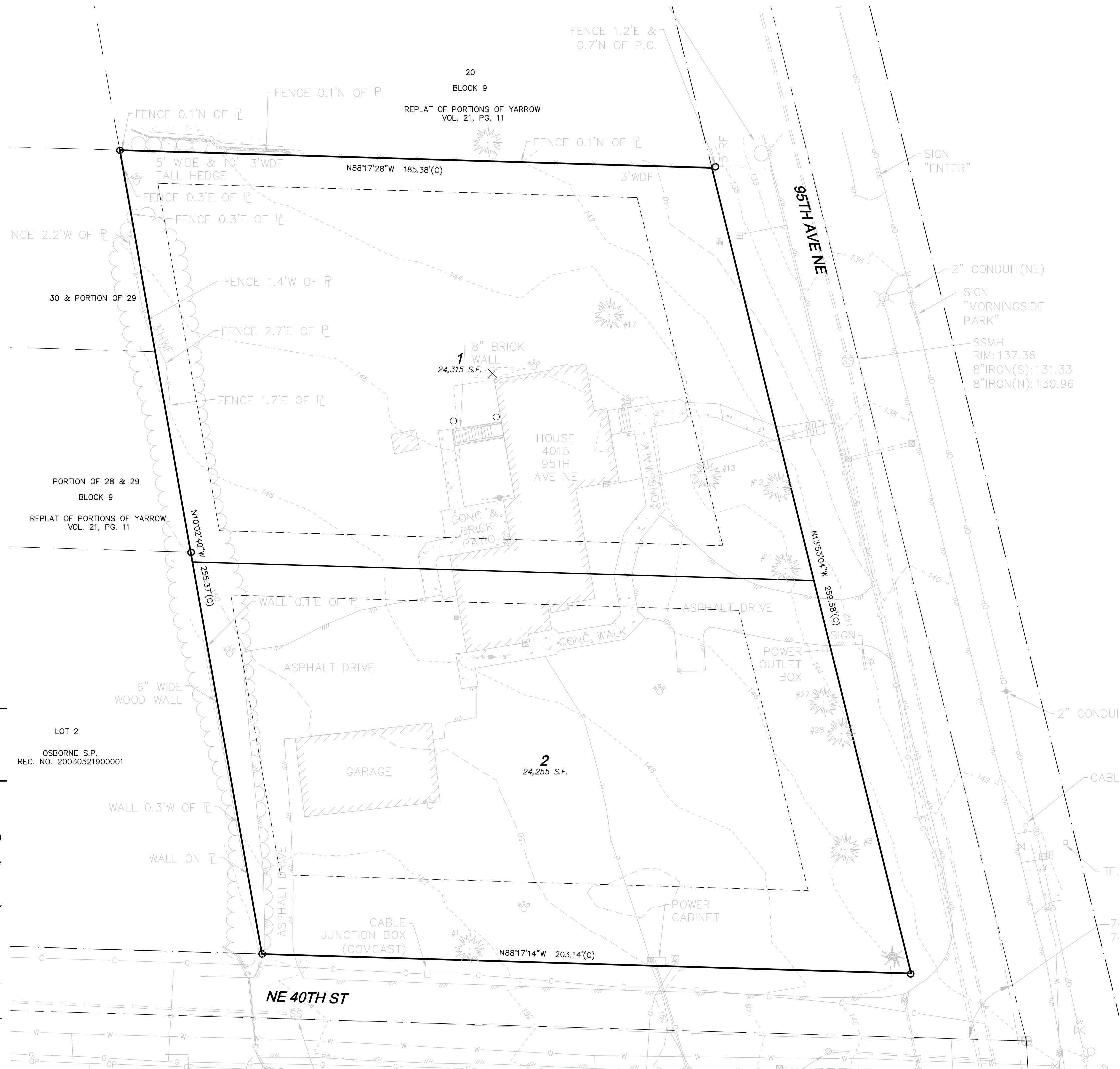
DATUM: NAVD88
CITY OF BELLEVUE CONTROL POINT 0034/309: 2" BRASS DISK W/ LARGE X & PUNCH IN CONC., DOWN 0.4' IN MONUMENT CASE, LOCATED AT THE INTERSECTION OF 92ND AVENUE NE & NE 40TH STREET.
NAVD88 ELEVATION = 116.251

TITLE RESTRICTIONS: (BY SURVEYOR)

1. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON THE PLAT OF REPLAT OF PORTIONS OF YARROW, RECORDED UNDER RECORDING NO. 866399, RECORDS OF KING COUNTY, WA.
2. THIS SITE IS SUBJECT TO A CITY OF BELLEVUE WASHINGTON NOTICE OF CHARGES BY WATER, SEWER, AND STORM & SURFACE WATER UTILITIES AND THE TERMS AND CONDITIONS THEREOF, AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NO. 9612200938, RECORDS OF KING COUNTY, WA.
3. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, AS SET FORTH IN DOCUMENT RECORDED UNDER RECORDING NO. 955279, RECORDS OF KING COUNTY, WA.
4. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, AS SET FORTH IN DOCUMENT RECORDED UNDER RECORDING NO. 1701271, RECORDS OF KING COUNTY, WA.

SW 1/4, SE 1/4, SECTION 18, TOWNSHIP 25 N, RANGE 5 E, W.M.

WANG-ANDERSON SHORT PLAT



VICINITY MAP
SCALE 1" = ±1,000'

PROJECT CONTACTS:

APPLICANT: ASHLEY ANDERSON
4015 95TH AVE NE
YARROW POINT, WA 98004
609-865-7583

ENGINEER: D.R. STRONG CONSULTING ENGINEERS
620 7TH AVE NE
KIRKLAND, WA 98033
425-827-3063
CONTACT: YOSHIO L. PIEDISCALZI, P.E.
YOSHIO.PIEDISCALZI@DRSTRONG.COM

SURVEYOR: D.R. STRONG CONSULTING ENGINEERS
620 7TH AVE NE
KIRKLAND, WA 98033
425-827-3063
CONTACT: JAMES REICHOFF, P.L.S.
JAMES.REICHOFF@DRSTRONG.COM

LOT AREA CALCULATIONS:

ZONE: R12
MINIMUM LOT AREA: 12,000 S.F.
LOT 1 AREA: 24,315 ± S.F.
LOT 2 AREA: 24,255 ± S.F.
AVERAGE LOT SIZE: 24,285 ± S.F.

PROJECT DESCRIPTION:

THE SHORT PLAT OF ONE PARCEL TOTALING 1.12 ACRES, INTO 2 SINGLE-FAMILY RESIDENTIAL LOTS.
ADDRESS OF THE PROPERTY: 4015 95TH AVENUE NE
YARROW POINT, WA 98004

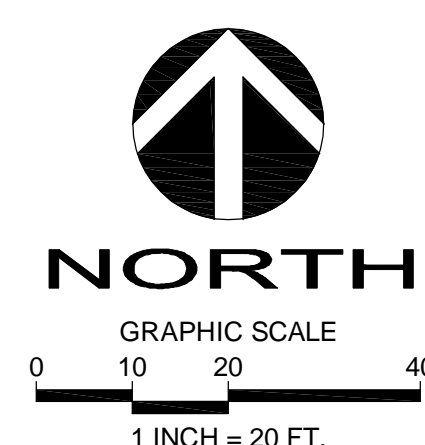
PARCEL NUMBERS: 980870-0565
EXISTING ZONING: R12
PROPOSED ZONING: R12
NEIGHBORING ZONING: R12
NUMBER OF LOTS: 2
ACREAGE: 1.12 ACRES
PROPOSED USE: SINGLE FAMILY RESIDENCES
PROPOSED DENSITY: 1.73 DU/ACRE
SEWER DISTRICT: CITY OF BELLEVUE SEWER UTILITY
WATER DISTRICT: CITY OF BELLEVUE WATER UTILITY
TELEPHONE SERVICE: COMCAST CABLE
POWER SOURCE: PUGET SOUND ENERGY

SHEET INDEX:

C1 OF 3 COVER SHEET
C2 OF 3 EXISTING CONDITIONS
C3 OF 3 COMPOSITE UTILITIES PLAN
SP1 OF 2 PRELIMINARY SHORT PLAT
SP2 OF 2 PRELIMINARY SHORT PLAT

RECEIVED
By Town of Yarrow Point at 8:26 am, May 08, 2024

Short Plat 2024-01



Call 2 Working Days Before You Dig
811
Utilities Underground Location Center
(D,MT,ND,OR,WA)

Town of Yarrow Point
ENGINEERING APPROVAL

PERMIT NUMBER: **SP 2024-01**

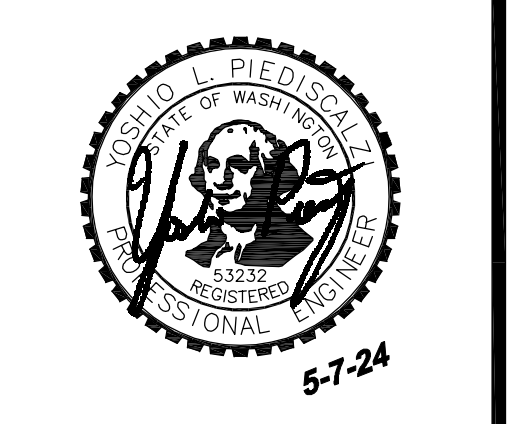
Town Engineer: _____ Date: _____

Conformance With All Applicable Codes
And Standards Required

DRS
D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

WANG-ANDERSON SHORT PLAT
PRELIMINARY SHORT PLAT COVER SHEET
4015 95TH AVE NE
YARROW POINT WA 98004
TAX PARCEL NO. 980870-0565

JENNIFER WANG
ASHLEY ANDERSON
4015 95TH AVE NE
YARROW POINT WA 98004
609-865-7583



APR	YLP
REVISION	TOWN COMMENTS
DATE	5.7.24

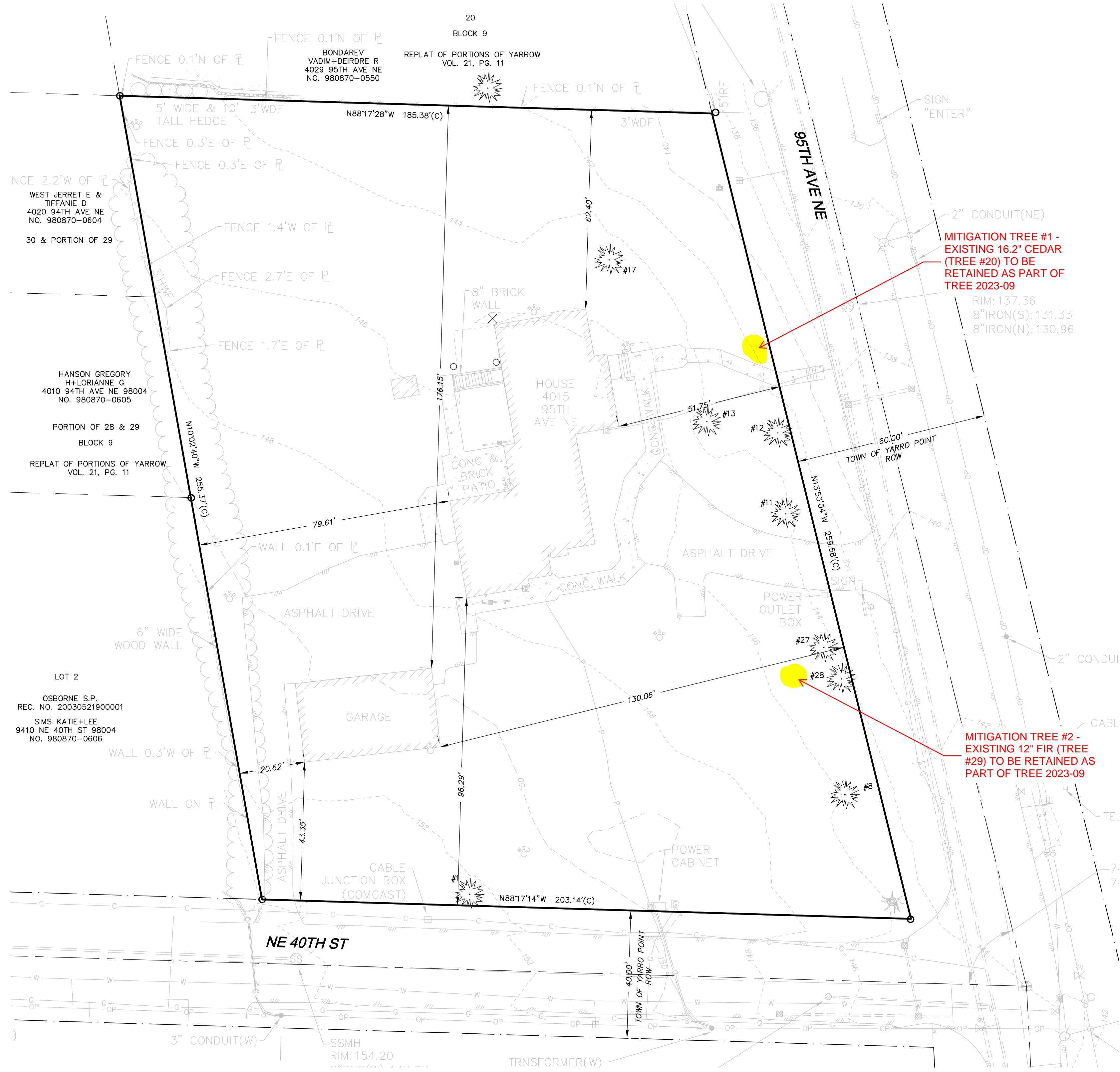
DRAFTED BY: ECM
DESIGNED BY: NBM
PROJECT ENGINEER: YLP
DATE: 03.22.2024
PROJECT NO.: 23082

DRAWING: **C1**
SHEET: **1 OF 3**

WANG-ANDERSON SHORT PLAT

LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND CORNER MONUMENT AS NOTED
- PROPERTY LINE
- PROPERTY CORNER
- ROAD SIGNAGE
- MAIL BOX
- POWER METER
- POWER POLE
- POWER VAULT, SIZE VARIES
- JUNCTION BOX, SIZE VARIES
- LIGHT POLE NO ARM
- LIGHT POLE WITH ARM
- GUY WIRE
- WATER METER
- WATER VALVE
- WATER SPIGOT
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- ROCKERY
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- GAS VALVE
- GAS METER
- WOOD FENCE
- HOGWIRE FENCE
- DECIDUOUS TREE
- EVERGREEN TREE
- SANITARY SEWER LINE
- STORM LINE
- OVERHEAD POWER
- UNDERGROUND WATER
- UNDERGROUND GAS
- EDGE OF PAVEMENT
- FENCE
- GRAVEL
- CONCRETE
- (M) MEASURED DIMENSION
- (C) CALCULATED DIMENSION
- (R*) DIMENSION PER CITED REFERENCE



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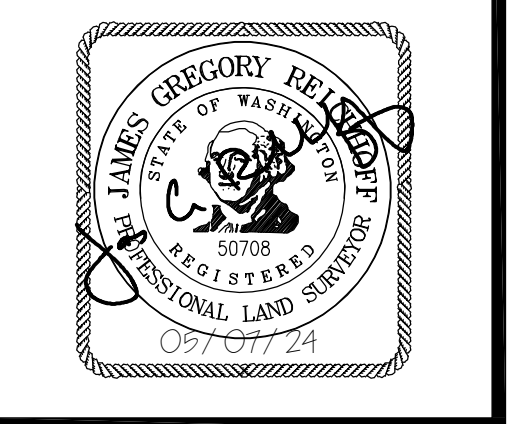
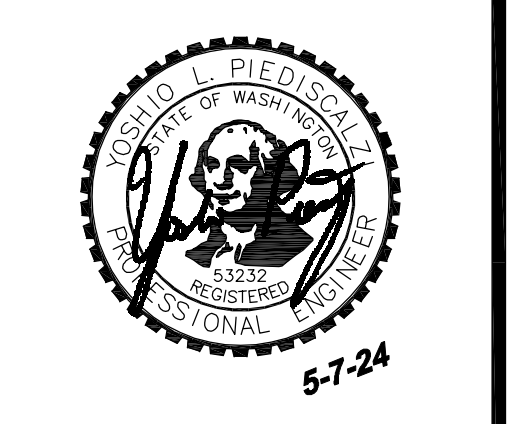
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D.R. STRONG CONSULTING ENGINEERS
 ENGINEERS PLANNERS SURVEYORS
 620 - 7th AVENUE KIRKLAND, WA 98033
 O 425.827.3063 F 425.827.2423

WANG-ANDERSON SHORT PLAT
 PRELIMINARY SHORT PLAT EXISTING CONDITIONS
 4015 95TH AVE NE
 YARROW POINT WA 98004
 TAX PARCEL NO. 980870-0565

JENNIFER WANG ASHLEY ANDERSON
 4015 95TH AVE NE
 YARROW POINT WA 98004
 609-866-7583



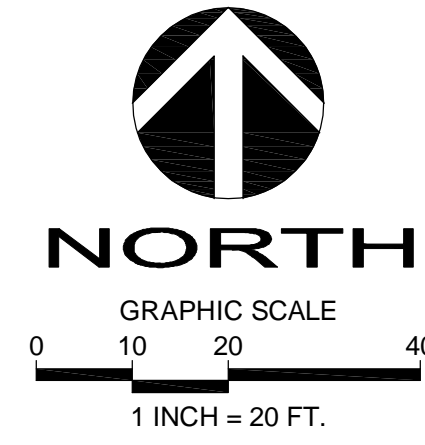
APR	YLP
REVISION	TOWN COMMENTS
DATE	5.7.24

DRAFTED BY: ECM
 DESIGNED BY: NBM
 PROJECT ENGINEER: YLP
 DATE: 03.22.2024
 PROJECT NO.: 23082

DRAWING: C2
 SHEET: 2 OF 3

TREE ID	TREE SPECIES	DIAMETER AT DBH (INCHES)
1	DOUGLAS FIR	46
8	JAPANESE CEDAR	18.8
11	WESTERN RED CEDAR	36
12	DOUGLAS FIR	32
13	DOUGLAS FIR	44
17	WESTERN RED CEDAR	54
27	DOUGLAS FIR	20
28	DOUGLAS FIR	18

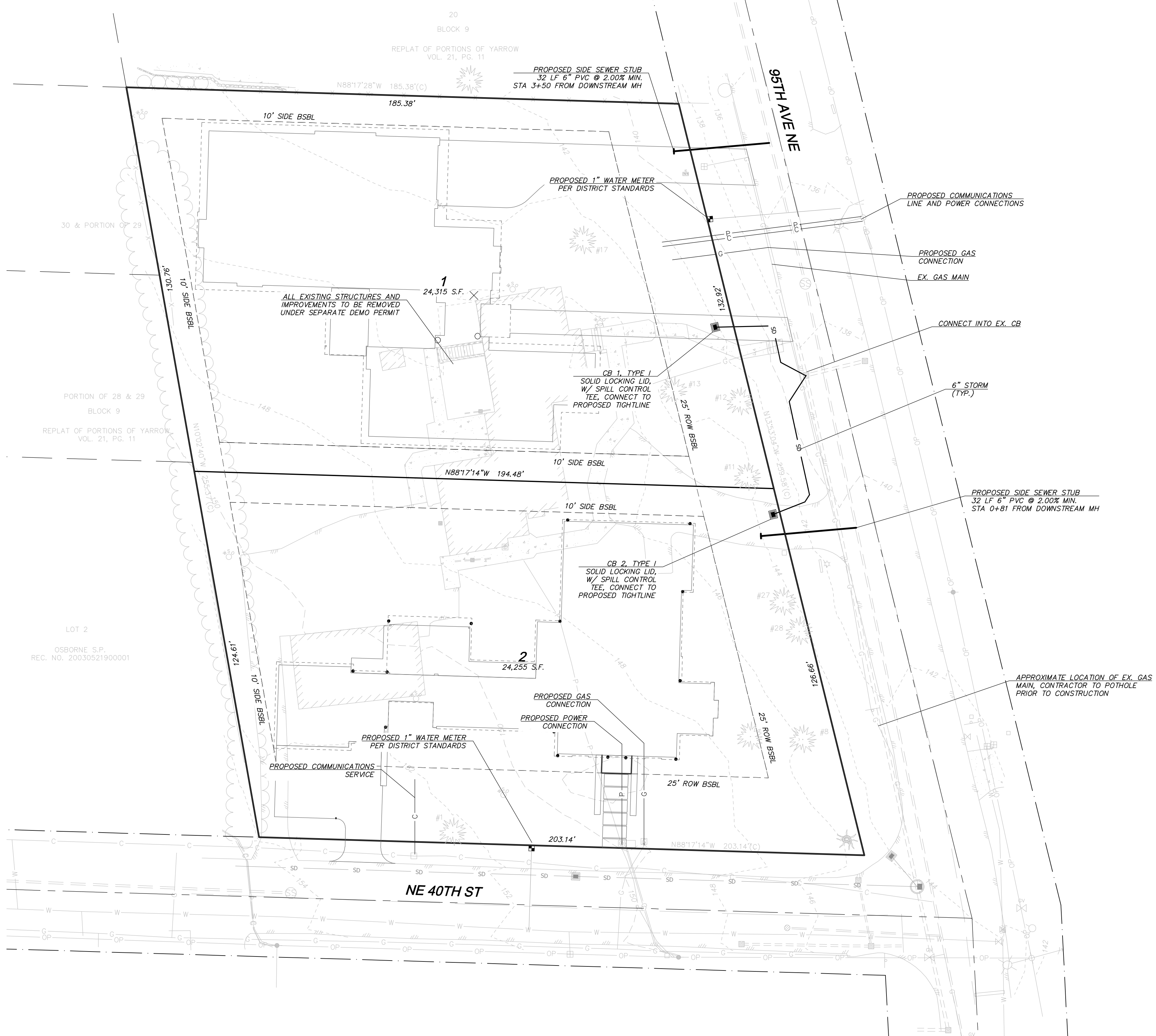
UPDATE TABLE TO INCLUDE MITIGATION TREES TO REMAIN (AS PERMITTED).



Call 2 Working Days Before You Dig
811
 Utilities Underground Location Center (D,MT,ND,OR,WA)

Town of Yarrow Point ENGINEERING APPROVAL
 PERMIT NUMBER: SP 2024-01
 Town Engineer _____ Date _____
 Conformance With All Applicable Codes And Standards Required

SW 1/4, SE 1/4, SECTION 18, TOWNSHIP 25 N, RANGE 5 E, W.M.
WANG-ANDERSON SHORT PLAT

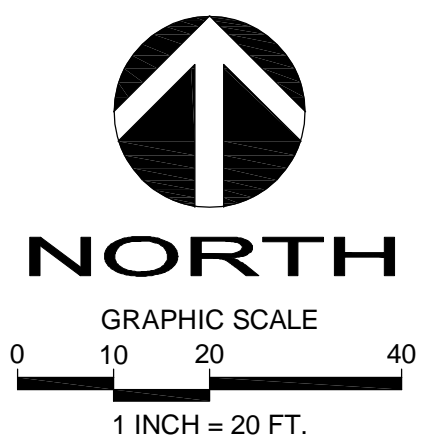
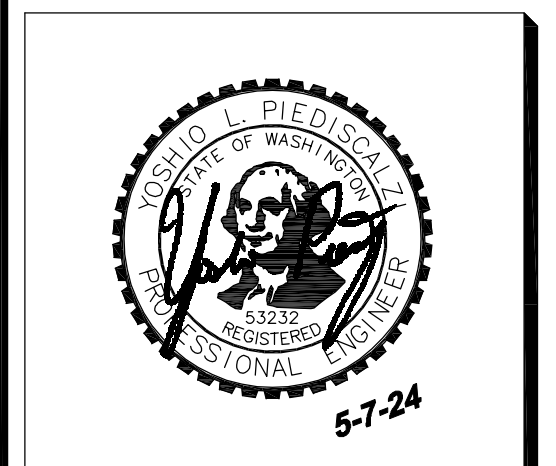


- STORM DRAINAGE NOTES:**
1. CONTRACTOR TO POTHOLE AND CONFIRM LOCATION AND ELEVATION OF EX. STORM LINE ALONG WITH OTHER UTILITIES PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ENGINEER IF CONFLICT EXISTS.
 2. CONTRACTOR TO CAMERA AND/OR VERIFY CONDITION AND GOOD WORKING ORDER OF EXISTING UTILITIES TO BE RECONNECTED OR RE-USED PRIOR TO START OF CONSTRUCTION.
 3. ALL STEEL PIPE AND PARTS SHALL BE GALVANIZED.
 4. 6" PVC PIPE SHALL MEET ASTM D3034 SDR-35.
 5. A RIGHT OF WAY USE PERMIT MAY BE REQUIRED FOR WORK WITHIN THE RIGHT OF WAY.
 6. APPLICANTS ARE REQUIRED TO CALL FOR INSPECTIONS.

DRS
D.R. STRONG
CONSULTING ENGINEERS
 ENGINEERS PLANNERS SURVEYORS
 620 - 7th AVENUE KIRKLAND, WA 98033
 O 425.827.3063 F 425.827.2423

WANG-ANDERSON
SHORT PLAT
 PRELIMINARY SHORT PLAT
 COMPOSITE UTILITIES PLAN
 4015 95TH AVE NE
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 TAX PARCEL NO. 980870-0565

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Town of Yarrow Point
 ENGINEERING APPROVAL
 PERMIT NUMBER: SP 2024-01
 Town Engineer _____ Date _____
 Conformance With All Applicable Codes
 And Standards Required

APR	YLP
REVISION	TOWN COMMENTS
DATE	5.7.24

DRAFTED BY: ECM
 DESIGNED BY: NBM
 PROJECT ENGINEER: YLP
 DATE: 03.22.2024
 PROJECT NO.: 23082

DRAWING: **C3**
 SHEET: **3 OF 3**

WANG-ANDERSON SHORT PLAT

TOWN OF YARROW POINT SHORT PLAT NO. 2024-01

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
SECTION 18, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.,
TOWN OF YARROW POINT, KING COUNTY, WASHINGTON

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF INTEREST IN THE LAND HEREBY SHORT SUBDIVIDED, HEREBY DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SHORT SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON, AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THESE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL EASEMENTS AND TRACTS SHOWN ON THIS SHORT PLAT FOR ALL PUBLIC PURPOSES AS INDICATED THEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACES, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS SHORT PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE TOWN OF YARROW POINT, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SHORT SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY KING COUNTY.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE TOWN OF YARROW POINT, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SHORT SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE OR SURFACE OR SUBSURFACE WATER FLOWS WITHIN THIS SHORT SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SHORT SUBDIVISION PROVIDED THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE TOWN OF YARROW POINT, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR PART FROM NEGLIGENCE OF THE TOWN OF YARROW POINT, ITS SUCCESSORS AND ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS:

DENNIS SCOTT BUCHANAN AND JAN MARIE BUCHANAN,
TRUSTEES OF THE DENNIS AND JAN BUCHANAN LIVING
TRUST UTA DATED SEPTEMBER 21, 2020

BY: DENNIS SCOTT BUCHANAN
ITS: TRUSTEE

BY: JAN MARIE BUCHANAN
ITS: TRUSTEE

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DENNIS SCOTT BUCHANAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS TRUSTEE OF THE DENNIS AND JAN BUCHANAN LIVING TRUST UTA DATED SEPTEMBER 21, 2020 TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____

SIGNATURE OF
NOTARY PUBLIC _____

TITLE _____

MY APPOINTMENT EXPIRES _____

STATE OF WASHINGTON)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAN MARIE BUCHANAN IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SHE SIGNED THIS INSTRUMENT, ON OATH STATED THAT SHE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS TRUSTEE OF THE DENNIS AND JAN BUCHANAN LIVING TRUST UTA DATED SEPTEMBER 21, 2020 TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED _____

SIGNATURE OF
NOTARY PUBLIC _____

TITLE _____

MY APPOINTMENT EXPIRES _____

TOWN ENGINEER'S CERTIFICATE

EXAMINED, AND APPROVED THIS _____ DAY OF _____, 20____.

ENGINEER, TOWN OF YARROW POINT

CERTIFICATE OF PLANNING COMMISSION

I HEREBY CERTIFY THAT THIS SHORT PLAT IS DULY APPROVED BY THE TOWN OF YARROW POINT PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIR PERSON _____ DATE: _____

CLERK-TREASURER _____ DATE: _____

CERTIFICATE OF TOWN COUNCIL

I HEREBY CERTIFY THAT THIS SHORT PLAT IS DULY APPROVED BY THE MAYOR AND THE TOWN COUNCIL OF THE TOWN OF YARROW POINT THIS _____ DAY OF _____, 20____, SUBJECT TO RECORDING IN THE OFFICE OF THE KING COUNTY DEPARTMENT OF RECORDS AND ELECTIONS WITHIN ONE (1) YEAR HEREOF.

MAYOR, TOWN OF YARROW POINT _____ DATE: _____

ATTEST:

CLERK, TOWN OF YARROW POINT _____ DATE: _____

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THIS PROPERTY HEREIN CONTAINED AS DEDICATED STREETS, ALLEYS OR OTHER PUBLIC USE ARE PAID IN FULL, THIS _____ DAY OF _____, 20____.

TREASURER, TOWN OF YARROW POINT _____ DATE: _____

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

KING COUNTY ASSESSOR _____ DEPUTY COUNTY ASSESSOR _____

KING COUNTY PARCEL NO. 9808700565

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF _____, THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ M. AND RECORDED IN VOLUME _____ OF PLATS, PAGE(S) _____

RECORDS OF KING COUNTY, WASHINGTON.

KING COUNTY RECORDER'S OFFICE

MANAGER _____ SUPERINTENDENT OF RECORDS _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF DENNIS SCOTT BUCHANAN AND JAN MARIE BUCHANAN, TRUSTEES OF THE DENNIS AND JAN BUCHANAN LIVING TRUST UTA DATED SEPTEMBER 21, 2020 IN MAY, 2024.

JAMES E. REICHHOFF, P.L.S. 50708

LEGAL DESCRIPTION

LOTS 21, 22, 23, 24 AND 25, BLOCK 9, REPLAT OF PORTION OF YARROW, ACCORDING TO PLAT RECORDED IN VOLUME 21 OF PLATS, PAGE 11, IN KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SURVEYOR'S NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT NO. 0258810-ETU THIRD DATED APRIL 29, 2024. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED CHICAGO TITLE COMPANY OF WASHINGTON ALTA COMMITMENT. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY OF WASHINGTON REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING ENGINEERS INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON OCTOBER 24, 2023. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN OCTOBER, 2023.

3. PROPERTY AREA = 48,570± SQUARE FEET (1.1150± ACRES).

4. ALL DISTANCES ARE IN U.S. SURVEY FEET.

5. THIS IS A COMBINED FIELD TRAVERSE AND GLOBAL POSITIONING SYSTEM SURVEY. A TRIMBLE ONE SECOND COMBINED ELECTRONIC TOTAL STATION AND A TRIMBLE R121 GLOBAL NAVIGATION SATELLITE SYSTEM UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

TITLE RESTRICTIONS:

1. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, AS SET FORTH ON THE PLAT OF REPLAT OF PORTIONS OF YARROW, RECORDED UNDER RECORDING NO. 866399, RECORDS OF KING COUNTY, WA.

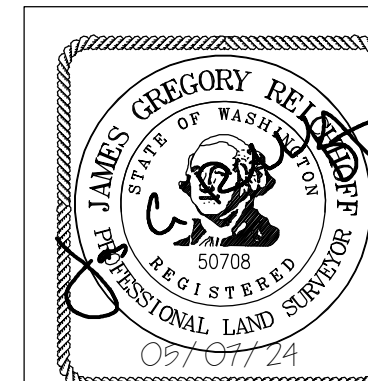
2. THIS SITE IS SUBJECT TO A CITY OF BELLEVUE WASHINGTON NOTICE OF CHARGES BY WATER, SEWER, AND STORM & SURFACE WATER UTILITIES AND THE TERMS AND CONDITIONS THEREOF, AS DISCLOSED IN DOCUMENT RECORDED UNDER RECORDING NO. 9612200938, RECORDS OF KING COUNTY, WA.

3. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, AS SET FORTH IN DOCUMENT RECORDED UNDER RECORDING NO. 955279, RECORDS OF KING COUNTY, WA.

4. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, AS SET FORTH IN DOCUMENT RECORDED UNDER RECORDING NO. 1701271, RECORDS OF KING COUNTY, WA.

RECEIVED
By Town of Yarrow Point at 8:22 am, May 08, 2024

Short Plat-2024-01



D.R. STRONG
CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
620 - 7th AVENUE KIRKLAND, WA 98033
O 425.827.3063 F 425.827.2423

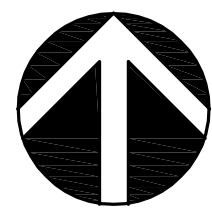
WANG-ANDERSON SHORT PLAT

TOWN OF YARROW POINT SHORT PLAT NO. 2024-01

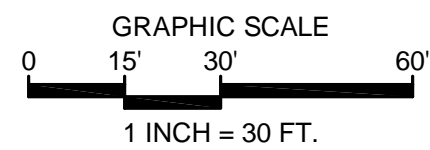
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
SECTION 18, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.,
TOWN OF YARROW POINT, KING COUNTY, WASHINGTON

LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND CORNER MONUMENT AS NOTED
- SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "DRS LS 50708"
- PROPERTY LINE
- PROPERTY CORNER
- WOOD FENCE
- HOGWIRE FENCE
- FENCE
- MEASURED DIMENSION
- CALCULATED DIMENSION
- DIMENSION PER CITED REFERENCE
- BUILDING SETBACK LINE



NORTH



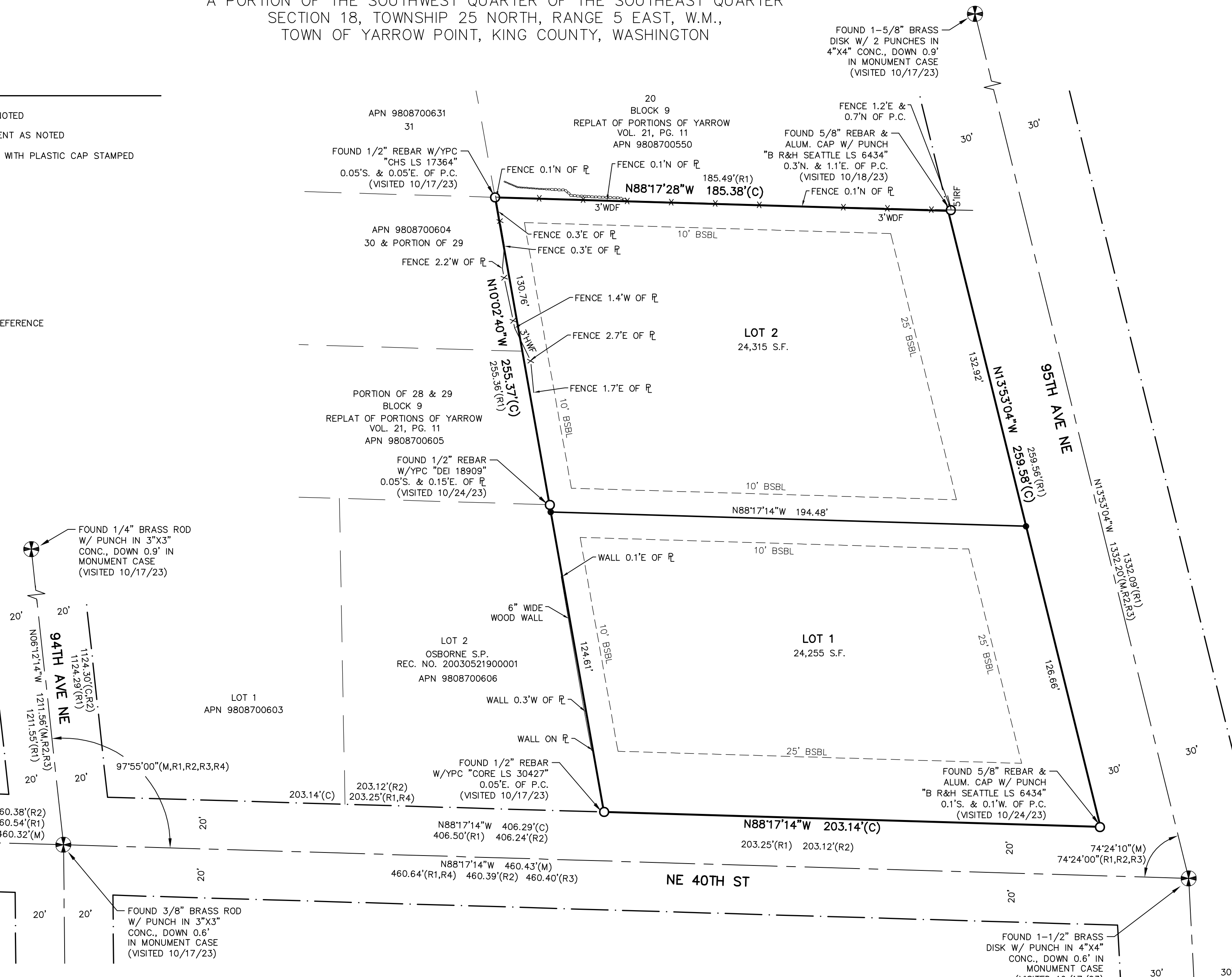
BASIS OF BEARINGS:

N01°48'39"E (NAD 83(2011) - WASHINGTON PLANE COORDINATE SYSTEM, NORTH ZONE) BETWEEN FOUND CITY OF BELLEVUE CONTROL MONUMENTS 0362/98 AND 0034/309.

CITY OF BELLEVUE CONTROL POINT 0034/309
FOUND 2" BRASS DISK W/ LARGE X & PUNCH IN CONC., DOWN 0.4' IN MONUMENT CASE (VISITED 10/17/23)

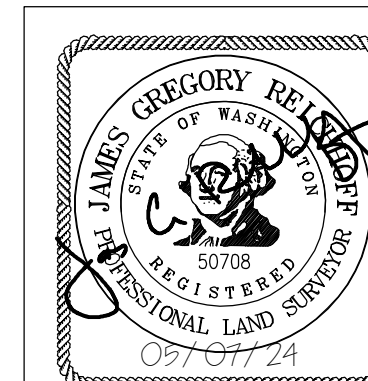
BASIS OF BEARINGS
N01°48'39"E 1770.34'(M)

CITY OF BELLEVUE CONTROL POINT 0362/98
FOUND TACK IN LEAD IN CONC., DOWN 0.6' IN MONUMENT CASE (VISITED 10/17/23)



REFERENCES:

1. REPLAT OF PORTIONS OF YARROW, RECORDED IN VOLUME 21 OF PLATS, AT PAGE 11, RECORDS OF KING COUNTY, WA.
2. TOWN OF YARROW POINT BOUNDARY LINE ADJUSTMENT NO. 71, RECORDED UNDER RECORDING NO. 20170503900031, RECORDS OF KING COUNTY, WA.
3. RECORD OF SURVEY, RECORDED UNDER RECORDING NO. 20070829900001, RECORDS OF KING COUNTY, WA.
4. OSBORNE SHORT PLAT, RECORDED UNDER RECORDING NO. 20030521900001, RECORDS OF KING COUNTY, WA.
5. TOPOGRAPHIC SURVEY OF 94TH AVE. NE FOR TOWN OF YARROW POINT, SHEET 5 OF 6, PREPARED BY PACE ENGINEERS, UNDER PROJECT NO. 20545.03, DATED MARCH 17, 2021.



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