



## Town Planning Commission Regular Meeting

Tuesday, March 17, 2026 - 6:00 PM

Town Hall/Virtual  
4030 95<sup>th</sup> Ave NE, Yarrow Point, WA. 98004

## YARROW POINT

*The Town of Yarrow Point is a resilient, caring community committed to sustainable development and preserving our unique neighborhood character, heritage, and natural resources. We endeavor to pass these values and traditions to future generations.*

**Commission Chairperson:** Carl Hellings  
**Commissioners:** David Feller, Debi Mishra, Lee Sims, Maureen Boctor  
**Town Planner:** SBN Planning  
**Town Attorneys:** Emily Romanenko  
**Deputy Clerk:** Austen Wilcox

### Meeting Participation

The Town of Yarrow Point has moved to hybrid meetings, both in-person at Town Hall and virtual online or by phone. Individuals wishing to speak live should register their request with the Deputy Clerk at 425-454-6994 or email [depclerk@yarrowpointwa.gov](mailto:depclerk@yarrowpointwa.gov) before 3:00 PM the day of the meeting. Please reference *Public Comments for the Planning Commission Meeting* in your correspondence. Comments via email may be submitted to [depclerk@yarrowpointwa.gov](mailto:depclerk@yarrowpointwa.gov) or regular mail to: Town of Yarrow Point, 4030 95<sup>th</sup> Ave NE, Yarrow Point, WA 98004.

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

1-253-215-8782

Meeting ID: 872 9356 4603

Passcode: 865964

<https://us02web.zoom.us/j/87293564603?pwd=j2mTDdYN6tICXLSbRmvabLWcegrhVm.1>

1. **CALL TO ORDER:** Commission Chairperson, Carl Hellings
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Commissioners, David Feller, Debi Mishra, Lee Sims, Maureen Boctor
4. **APPROVAL OF AGENDA**
5. **STAFF REPORTS**
6. **PUBLIC COMMENT**

Please wait for the Deputy Clerk to call on you to speak.

If you dial in via telephone, please unmute yourself by dialing \*6 when you are recognized. Please state your name and whether you are a Yarrow Point resident (and address if you wish). You will be asked to conclude your remarks when you reach the 3-minute limit. Commission members will not respond directly at the meeting or have a back-and-forth exchange, but they may ask staff to research and report back on an issue.

7. **APPROVAL OF THE MINUTES**  
February 17, 2026 regular Planning Commission meeting
8. **REGULAR BUSINESS**  
8.1 AB Vacant Housing (45 min)
9. **PUBLIC COMMENT** (Same Rules as above apply)
10. **ADJOURNMENT**

**TOWN OF YARROW POINT  
TOWN PLANNING COMMISSION REGULAR MEETING  
February 17, 2026  
6:00 p.m.**

The Town Planning Commission of the Town of Yarrow Point, Washington met in regular session on Tuesday, February 17, 2025, at 6:00 p.m. in the Council Chambers of Town Hall.

**PLANNING COMMISSION PRESENT:** Commissioners, Carl Hellings, Maureen Boctor, Lee Sims

**PLANNING COMMISSION ABSENT:** David Feller, Debi Mishra

**STAFF PRESENT:** Planner Aleksandr Romanenko

**1. CALL TO ORDER**

Chair Hellings called the Planning Commission meeting to order at 6:02 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. APPROVAL OF AGENDA**

**MOTION:** Motion by Commissioner Sims seconded by Commissioner Boctor to approve the agenda as presented.

**VOTE:** 3 for, 0 against. Motion carried.

**5. APPROVAL OF THE MINUTES**

- January 20, 2025, Regular Planning Commission Meeting

**MOTION:** Motion by Commissioner Sims, seconded by Commissioner Boctor to approve the January 20, 2026, Planning Commission minutes as presented.

**VOTE:** 3 for, 0 against. Motion carried.

**6. STAFF REPORTS**

Planner Romanenko provided a staff report.

**7. PUBLIC COMMENT**

None

**8. REGULAR BUSINESS**

**8.1 – Vacant Housing**

Planner discussed examples of vacant housing regulations. The Commission discussed.

**9. PUBLIC COMMENT**

Public comments provided by residents.

**10. ADJOURNMENT**

**MOTION:** Motion by Commissioner Boctor, seconded by Commissioner Hellings to adjourn the meeting at 7:15 p.m.

**VOTE:** 3 for, 0 against. Motion carried.

\_\_\_\_\_  
Carl Hellings, Chair

\_\_\_\_\_  
Attest: Aleksandr Romanenko, Town Planner

DRAFT

<b>Vacant Homes</b>	<b>Proposed Planning Commission Action: Discussion and Possible Vote</b>
---------------------	--

<b>Presented by:</b>	Town Planner
<b>Exhibits:</b>	<ul style="list-style-type: none"> <li>• Vacant Housing Overview</li> <li>• Preliminary Survey Results</li> </ul>

**Summary:**

The Town council has recognized that there are several vacant homes in the community. The Council has asked that the Planning Commission consider the topic and bring back recommendations to the Council. For the November Planning Commission meeting, staff has prepared a broad outline of vacant housing and possible pathways for addressing adverse impacts of vacant housing through regulation.

At the January 2026 meeting the commission discussed the topic and asked that the planner work with administration to create and solicit a poll regarding vacant housing and perceptions around it. The PC also requested that staff ask the police if there are resorts associated with vacant housing.

At the February 2026 meeting the commission continued their discussion. Staff prepared a survey for residents to respond to. Preliminary results are included in the packet for the PC to review.

**Action Items:**

- Staff Presentation (10min)
- Discussion (30min)
- Vote (5min)

**Recommended Motion:**

- I move to continue discussion of this topic at our next meeting without any additional staff action or research.
- I move to recommend the discussed approach to council for consideration