



Town Planning Commission Regular Meeting

Tuesday, March 17, 2026 - 6:00 PM

Town Hall/Virtual
4030 95th 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 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 or regular mail to: Town of Yarrow Point, 4030 95th 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

Vacant Homes	Proposed Planning Commission Action: Discussion and Possible Vote
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Presented by:	Town Planner
Exhibits:	<ul style="list-style-type: none"> • Vacant Housing Overview • Preliminary Survey Results

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

Vacant Housing Overview

The Town Council has asked that the planning commission make a recommendation for how to address vacant homes in the Town. Vacant homes may be an attractant for criminal activity. They may fall into disrepair and their yards are often poorly maintained leading to a less attractive overall neighborhood.

Regulatory approaches

- Further enforcement associated with any existing nuisance regulations
- Add fees and taxes associated with vacancy
- Create a speculative investment tax
- Create minimum maintenance standards - then enforce
- Vacant Property Registration
- Discounts or Increases for occupied/unoccupied properties

Related Washington RCWs

- Chapter 35.80 RCW -UNFIT DWELLINGS, BUILDINGS, AND STRUCTURES
- Chapter 35.80A RCW -CONDEMNATION OF BLIGHTED PROPERTY
- Chapter 7.48 RCW -NUISANCES

Regulatory examples

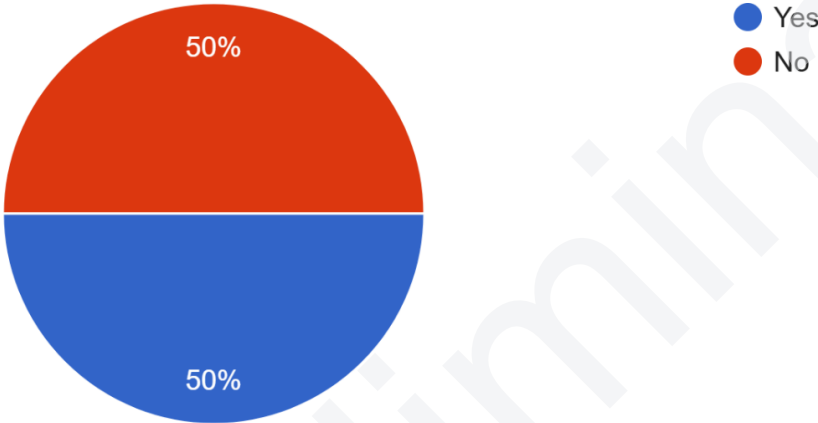
- Vancouver BC - Empty Homes Tax (EHT) and the provincial Speculation and Vacancy Tax (SVT)
- Washington DC - Tiered system of property taxes which increases for vacant and blighted properties
- Oakland - Vacant property Tax on properties used less than 50 days a year (3-6k tax)
- Berkeley - Vacant property tax on properties used less than 183 days a year
- San Francisco - Has both a commercial and residential vacancy tax.
- Seattle - Housing & Building Maintenance code - requires maintenance of building and premises
- Utah - Tax break for primary home occupancy (after raising the base rate). Prove you reside 183 days a year and get a big discount.

Vacant Housing Survey Preliminary Results (3-13-2026)

(Total of 41 Responses as of this summary)

Q1. (40 Responses)

Are you aware of any vacant or unoccupied homes near you?



Q2. (16 Responses)

If yes, please provide the address or addresses of these properties. (If you do not feel comfortable putting this information in writing, please contact Town Hall to give this information over the phone to Town Staff)

- 4442 95 Ave. NE., unoccupied since August 2024
- 9234 Points Drive NE, Yarrow Point, WA
- 4215 94th Ave NE
- 4215 (I believe it is unoccupied. I haven't seen anyone there for awhile)
- I have noticed a few houses where no one is home. Might be second homes as they look maintained.

- 9110 NE 36th St, Yarrow Pt, WA 98004; 9117 NE 36th St, Yarrow Pt, WA 98004; 9234 Points Dr NE, Yarrow Point, WA 98004
- It is my next door neighbor, formerly the Loder house. Someone bought the lot and there is no sign of any work planned or anyone living there.
- No, I am not an informer.
- 4215. 94th Ave NE
- 36th Ave NE
- 4218, 4234, 4226 92nd
- 3822 92ND AVE NE 98004
- 9234 NE Points Drive, Yarrow Point
- 9110 NE 36th Street; 9117 NE 36th Street
- 9001 NE 34th Street
- On 3 6 th 2nd house on left side

Q3. (25 responses)

What specific concerns, if any, do you have about vacant or unoccupied homes in the Town?

Staff Summary:

- **Property Maintenance:** Residents said they were concerned about a lack of property and yard maintenance, unkept yards, houses in disrepair, invasive weeds/trees/blackberries, falling fences, and diminished property values. Some residents have chosen to clean up debris or pay for maintenance on adjacent vacant properties.
- **Safety and Health Hazards:** Residents concerned about safety issues, including potential break-ins, theft, vandalism, and the possibility of squatters. Lack of maintenance leading to potential health hazards including rats, mold, and water damage.
- **Communication of complaints:** Difficulty in contacting the owners/neighbors for private property issues.
- **Un-Concerned:** Several residents stated they have no concerns as long as the vacant property is well-maintained, or if it is currently on the market, or is under development.

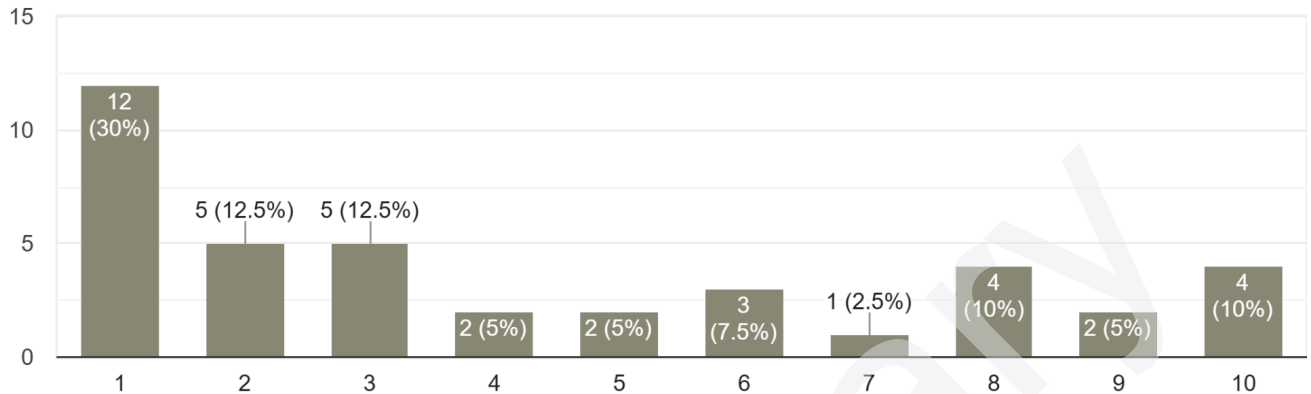
Individual Response Text:

- Potential break ins, unkept yards, allowing invasive weeds, trees, and blackberries to invade other properties and shared driveways, trees growing into other's views, rats, fences falling over, unsightly, reducing overall quality of neighborhood. The neighbors end up paying workers to clean up their (empty house) yard and debris.
- Safety and health hazard. The home has been vacant for well over 5 years, likely closer to 10 years. It is open to the elements and looks to be uninhabitable due to rain/water/mold damage.
- Vacant properties are not a big concern so long as the property is being maintained. I am more concerned about properties that store junk on the property and aren't well maintained such as the property that is between 92nd Ave NE and 91st Ave NE near where they merge together.
- Yard is unattended. This property has been owned by Chinese investors who have never lived there. It has been a rental for years but previous tenants left because it was going to be foreclosed due to unpaid taxes so they left. It's been empty almost 2 yrs.
- rats,
- Does not concern me much unless there is a problem with people breaking in.
- I don't have any concerns about a home sitting vacant or unoccupied from a "housing" perspective. I do, however, have concerns over vacant (or rental) properties that are not maintained or maintained poorly. 9317 NE 40TH ST would be a good example of this:
Rental property, maintained poorly.
- None, quit meddling with other people's private property
- None unless these are just investment properties bought for the sole purpose of holding.
- yards in disrepair, houses in a state of disrepair, water drainage issues, safety issues, code violations
- There are a lot of critters living there.
- As long as there are no squatters and the grounds are maintained, no concerns.
- It makes the community less vibrant with empty homes. There is less incentive for regular upkeep of the property. It increases likelihood of property crime like theft or vandalism.
- Yard maintenance
- Empty pool, rats,

- At this time, I'm not concerned about these homes. One is on the market, one will be remodeled, and one I'm not sure. As long as they're kept up.
- This completely dilapidated and abandoned property shares our property line. We have huge falling branches coming down all winter in our backyard and blackberry bushes crawling over our fence. We have a bobcat that often walks along the fence. "Bob" might be hanging out in the abandoned house. At the very least the yard should be maintained, per YP code, and not impeding on our property.
- Nothing much. I'd just call our police. We are blessed to have 3 police departments in our area. They come quick. We need not worry. If there's something going on you don't like, tell them and ask they take a look. They will. So why be concerned?
- RATS !!!!! & homes for the bobcats .
- None, as long as they're not in an obvious state of disrepair.
- I don't know how realistic the possibility of squatters is, but that is one concern. It certainly happened on the Clyde Hill side of Points Drive. My other concern is when something is occurring with the property. Two recent examples have been the hedge not being maintained and growing an addition 20+ feet and a water leak during freezing weather. I had no idea how to contact the owner. The Town was very helpful.
- General appearance, attracting crime and diminished property values of entire neighborhood.
- No concerns. It's owned by the Goodenows who lived across the street from it. It's been a rental for decades and it's empty as they are considering building a new house there (plans filed).
- Yard maintains or lack of
- They are not maintained

Q4. (40 Responses)

On a scale of 1 (Not Concerned) to 10 (Extremely Concerned), how concerned are you generally about the issue of vacant or unoccupied homes in Yarrow Point?



Staff Comment: While 30% are not concerned and this represents the single largest grouping, the remaining 70% have chosen to convey some level of concern for unoccupied homes.

Q5. (17 Responses)

Do you have any other concerns or suggestions you wish to share with the Town at this time?

Staff Summary:

- **Property Maintenance and Appearance:** Residents expressed concern about the general disrepair and lack of maintenance for both occupied and vacant homes, noting issues like falling fences, overgrown yards, and trees becoming hazardous.
- **Suggestions for Addressing Property Issues:** Establish minimum standards for all yards in terms of actual maintenance, this goes beyond nuisance code.
- **Concerns about Future Development and Rentals:** Increased housing density might lead to inadequate parking, the negative impact of foreign investors who don't live in town on property maintenance. Concerns over parties, traffic, noise.

- **Other Concerns:** Planting of extra-tall trees blocking views, poor landscaping at the front entrance of the town, budget control, and a stormwater/public records request issue.
- **Positive Feedback:** Appreciation for the progress made by the town in the last couple of years. Lots of “no other concerns”.

Individual Response Text:

- No
- You've made amazing progress in the last couple of years! Thank you for your efforts!
- I wish that homes here were owner occupied. Foreign investors seem to have difficulty in maintaining the property and it downgrades the neighborhood.
- I am more concerned about all the houses that does zero maintenance with fences falling down, lack of yard maintenance and trees growing on the roof. It does not reflect well on the neighborhood.
- One good example of this is 9317 NE 40th St
- Focus on budget control
- None.
- Neighborhood safety concerns; Would like to see it disallowed after some period of time
- Don't try to make up or encourage problems.
- These may become short-term rentals with the traffic and loud parties that follow.
- That vacant properties be maintained at a safe and reasonable level.. Primarily having the front yards lawns (if any) mowed from May-Sept
- The property should be maintained per YP code.
- Just the one about my drainage issue, and the Records Request I submitted on February 11th, received by the Mayor and date stamped. I have yet to get a response. I'm told I'm supposed to get one within a week to tell me when I would be hearing back. Please let me know. It's long past that. Cheryl Pietromonaco
- YES. .1. The planting of future extra tall trees that block existing views!!!! 4000 92nd Ave. NE &
- the little house behind it.
- 2. NO maintance of yard: totally and illegally overgrown!!!! 9317 40th Street
- If housing becomes more dense, my first concern is for adequate parking.

- Yes. Appreciate you asking. If the concern about vacant houses is regarding their appearance and upkeep, why aren't we taking an equally aggressive concern with our standards for all houses in general? I have a neighbor with a house in disrepair and yellow police caution tape and colored streamers around her property for 8 years. Why is that OK? It is a disaster and much more worrisome than most vacant homes. Also, does an unmowed lawn in front of a vacant house really matter when the lid has 4 foot tall weeds and remains in neglect? I have personally mowed the lid and weed whacked it out of sheer embarrassment that nobody has the creativity to devise a simple solution and blames WSDOT while it remains unkept. Mowing the lid personally while also getting a 20% property tax increase is a bit maddening. My suggestion: take a walk of the community and look at the occupied homes that are treating our neighborhood like a bad trailer park and design some minimum standards in the code for them along with the unoccupied homes - and maybe pay a high school "landscape intern" \$100 a month to mow the lid or require every landscape crew on YP to take turns cutting it. Happy to brainstorm solutions anytime. - Tom Cusick
- Landscaping at front entrance. Terrible.