



Town Planning Commission Regular Meeting

Tuesday, April 21, 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:** Aleksandr Romanenko - SBN Planning
- Town Attorneys:** Emily Romanenko - OMW Law
- 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**
March 17, 2026 regular Planning Commission meeting
8. **REGULAR BUSINESS**
 - 8.1 AB Affordable Housing Fee in Lieu (60 min)
9. **PUBLIC COMMENT** (Same Rules as above apply)
10. **ADJOURNMENT**

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

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

PLANNING COMMISSION PRESENT: Commissioners, Carl Hellings, Maureen Boctor (remote), David Feller, Lee Sims

PLANNING COMMISSION ABSENT:

STAFF PRESENT: Planner Aleksandr Romanenko, Deputy Clerk Austen Wilcox

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 Mishra to approve the agenda as presented.

VOTE: 4 for, 0 against. Motion carried.

5. APPROVAL OF THE MINUTES

- February 17, 2026, Regular Planning Commission Meeting

MOTION: Motion by Commissioner Sims, seconded by Commissioner Mishra to approve the February 17, 2026, Planning Commission minutes as presented.

VOTE: 4 for, 0 against. Motion carried.

6. STAFF REPORTS

Planner Romanenko provided a staff report.

7. PUBLIC COMMENT

Ned Clapp asked about the nature of the vacant housing topic.

8. REGULAR BUSINESS

8.1 – Vacant Housing

Planner Romanenko discussed a survey distributed to residents to respond to. He discussed the results of the survey.

Commissioner Feller arrived at 6:16 p.m.

MOTION: Motion by Chairman Hellings, seconded by Commissioner Mishra moves to communicate to Council that vacant housing is a non-issue and for the Town to broadcast the nuisance code including reminders for residents to maintain their yards.

VOTE: 5 for, 0 against. Motion carried.

9. PUBLIC COMMENT

No comment.

10. ADJOURNMENT

MOTION: Motion by Commissioner Feller, seconded by Commissioner Mishra to adjourn the meeting at 7:11 p.m.

VOTE: 5 for, 0 against. Motion carried.

Carl Hellings, Chair

Attest: Austen Wilcox, Deputy Clerk

DRAFT



Town of Yarrow Point

2026 Planning Commission Work Plan

The Planning Commission's mission is to serve as advisor to the Town Council in the review, recommendation, and development of Town land-use and policy issues. To accomplish this, the Planning Commission reviews current land-use issues facing the Town, the region, and the nation and then develops and/or reviews land-use and zoning ordinances in response to those issues. After holding public hearings to review these draft ordinances with citizens of the Town and obtain their comments on the proposed legislation, the Planning Commission forwards their draft and recommendation for action to the Town Council for discussion and possible adoption.

2026 Work plan items:

Community Initiatives: (To be completed serially in numbered order)

1. Affordable Housing Fee in Lieu

Mandatory Work Items: (Priority based on Statutory deadlines)

- Climate Planning - Mandatory & Grant Funded (On Hold)

2026 Planning Commission regular meeting date

January: 20th

February: 17th

March: 17th (St Patrick's Day)

April: 21st

May: 19th

June: 16th

July: 21st

August: 18th

September: 15th

October: 20th

November: 17th

December: 15th

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| Affordable Housing Fee in Lieu | Proposed Planning Commission Action: Discussion |
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|----------------------|---|
| Presented by: | Town Planner |
| Exhibits: | <ul style="list-style-type: none">• TYP Affordable Housing Requirements Summary |

Background:

At the April 2026 council meeting, the Town council added the “affordable housing fee in lieu” work item to the Planning Commission work plan. The goal is to determine which affordable housing requirements, and subsequently fee in lieu program would work to address State Requirements in the Town. Staff has provided a summary of the requirements for the Town and associated citations as an exhibit.

The following article outlines affordable housing approaches for implementation:

<https://mrsc.org/stay-informed/mrsc-insight/march-2016/it-s-time-to-implement-your-affordable-housing-pol>

Overview of Affordable Housing Resources:

<https://mrsc.org/explore-topics/housing-homelessness/housing/affordable-housing-contents>

The City of Sammamish Fee in Lieu Program:

<https://www.sammamish.us/government/community-development/housing/affordable-housing-regulations/>

The City of Kirkland Fee in Lieu Code:

[https://kirkland.municipal.codes/KZC/112.30#:~:text=0.66%20or%20more.-,b.\)%20of%20this%20section.](https://kirkland.municipal.codes/KZC/112.30#:~:text=0.66%20or%20more.-,b.)%20of%20this%20section.)

Summary:

The April 2026 Planning commission meeting will have a presentation from the Town planner and discussion on the topic.

Action Items

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

Recommended Motion:

- I Move to direct staff to provide the additional background information as discussed at the meeting

Town of Yarrow Point

Affordable Housing

The Town is required under state law to allow for affordable housing to be developed in the Town at a rate of growth set by the state and allocated by King County to the Town.

For the 20 year planning horizon the Town is allocated the following:

Land Use and Zoning Designations

| 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 units and analysis required differ significantly from permanent housing.

To meet these requirements, the Town is proposing to create a program which allows for the development and retention of affordable housing units for rent and possible sale in the Town.

Affordable Housing Requirements and Background

To encourage and sustain the development of affordable housing in a residential neighborhood, the Town is proposing a novel approach based on local conditions and past experience. The Town currently has 422 buildable lots, with 417 of them having at least a single family home. 7 new accessory dwelling units have been permitted and built since 2015. The Town averages one ADU built annually. The Town has made converting existing spaces into ADUs a very simple and administrative process to encourage additional units. We anticipate an increase in conversions resulting in additional units in the Town. At this rate of growth, we anticipate that the creation of 4 units for 0-30% AMI, 3 units of 30-50% AMI, and 1 unit of 50-80% AMI is attainable over the 20-year planning horizon if the Town implements its new affordable housing program as established in this document.

Affordable Housing

RCW 43.185A.010

(1) "Affordable housing" means residential housing for rental occupancy which, as long as the same is occupied by low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than thirty percent of the household's income. The department must adopt policies for residential homeownership housing, occupied by low-income households, which specify the percentage of family income that may be spent on monthly housing costs, including utilities other than

Mandatory Planning Requirements

The state requires that the housing described above and in the quantities established in the above table are planned for in the Town in accordance with the following RCWs:

RCW 36.70A.070(2)

(c) Identifies 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;

(h) Establishes antidisplacement policies, with consideration given to the preservation of historical and cultural communities as well as investments in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning; community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.

RCW 36.70A.020

(4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.