

**TOWN OF YARROW POINT  
COUNCIL MEETING MINUTES  
February 14, 2014  
7:00 PM**

The following is a summary of the proceedings and is *not* a verbatim transcript. The meeting is recorded, and the audio files are public record.

**CALL TO ORDER:**

Mayor Dicker Cahill called the meeting to order at 7:00 PM.

**PRESENT:**

**Mayor:** Dicker Cahill

**Councilmembers:** Bruce Jones  
Mary Elmore  
Andy Valaas  
Carl Scandella

**Staff:** Anastasiya Warhol – Town Clerk-Treasurer  
Wayne Stewart - Town Attorney  
Mona Green - Town Planner

**Guests:**

Lowell Press – Kirkland Resident  
Brad Porter – Yarrow Point Resident  
Steve Bush - Yarrow Point Resident  
Tom Peters – Yarrow Point Resident  
Sarah Follett – Kirkland Resident  
Andy Stringentz – Clyde Hill Resident  
Randy Young – Henderson Young & Company

**APPEARANCES:**

**MINUTES:**

**MOTION:** Councilmember Valaas moved to approve the Regular Meeting minutes of January 14, 2014 as presented. Councilmember Elmore seconded the motion.

**VOTE:** 4 For, 0 Against, 0 Abstain. Motion carried

## **CONSENT CALENDAR:**

Councilmember Valaas asked about IT expenses. Due to a server crash, new equipment had to be purchased and updated software installed, the Clerk replied.

**MOTION:** Councilmember Jones moved to approve the Consent Calendar as presented including the payment of checks 2929 through 2964, (check 2929 is void) for payments as described in the Payment Approval Report dated 02/06/14 as shown totaling \$88182.96. Councilmember Elmore seconded the motion.

**VOTE:** 4 For, 0 Against, 0 Abstain. Motion Carried.

## **STAFF REPORTS:**

The Clerk announced that March will be a busy month for the Council. The Council will be participating in the Council retreat scheduled for a full day on March 6<sup>th</sup>, and a construction information session hosted by ECC on March 11<sup>th</sup> prior to the Council meeting.

The Clerk further reported that Bellevue LifeSpring has requested to use the facility on May 4<sup>th</sup> for a community food/clothing/supply drive. The Mayor has approved the date and proposal and staff will support LifeSpring to help organize a positive and productive community event.

## **REGULAR BUSINESS:**

Mayor Cahill moved AB 14-07 as the first item of discussion.

### **AB 14-07      Annexation, Council Discussion**

Mayor Cahill explained that over the past few months, the Council has heard from Yarrow Point, Kirkland, and Clyde Hill residents both in support of and in opposition to the potential annexation. He explained that there are approximately 13 Yarrow Point homes that are most directly impacted; this must be taken into account.

Councilmember Jones thanked the Kirkland residents for funding the benefit analysis. The report submitted by the city of Kirkland showed a neutral result. Councilman Jones asked that the letter submitted by Jill Follett and Thomas Bailey via email this same day, be considered as well. This letter outlined the option to annex the Kirkland residents with *no change* to the current barricade on Points Drive.

Councilmember Elmore noted that it was her understanding that the Town Planner explained that the annexed parties would have to have egress into the town.

In explaining the analysis presented by the Kirkland residents, Randy Young of Henderson Young & Company explained that the firm applied the same cost per house for police services to these other homes on a per capita basis. This was done taking into consideration the current contract with Clyde Hill Police Department.

Councilmember Jones mentioned that Bellevue and Clyde Hill may have a different mode of assessing costs.

In answering a question from Mayor Cahill regarding road maintenance, Mr. Young answered that the analysis numbers are representative if the barrier is removed in which case there would need to be a transfer of service from Kirkland to Yarrow Point to maintain the road. Mr. Young further added that the boundary line recommendation will likely come from the King County Boundary Review Board.

Councilmember Valaas thanked the Kirkland residents for preparing the financial study. He identified the main advantages Kirkland residents is being a part of the community. The changes proposed by Kirkland Residents will have a considerable impact on the Town. The cost of making this change should include the following items: staff time, printing and configuration of new zoning maps, research and process costs. In addition, Kirkland may not be supportive of the change as they will lose a sizeable amount of revenue. Based on the cost and benefit of the proposed change, it is important to note that nothing in Yarrow Point is limited to residents, nearby communities are welcome to enjoy this community.

Councilmember Elmore explained that there are values to consider, not just money. The Town was formed in 1959 and when the barricade on Points Drive was installed, residents felt safer. Since its temporary removal, the residents' input is that it is safer with the barricade in place. Finally, she mentioned that we should talk about how big we want this community to be. No one is preventing the Kirkland residents from participating. While the Council values the input of the Kirkland residents, Council is charged with taking care of our own.

Councilmember Scandella noted that he agreed with Councilman Valass' assessment. Even though the cost may be neutral overall, there is a start-up cost. Based on the input Council has received up until today, there is significant opposition to the annexation idea. This opposition, combined with the considerable expense of time and money, makes me realize that this is not something we should move forward with, he concluded.

Councilmember Valaas recommended that after tonight, there be no further discussion on the subject.

Councilmember Jones agreed with Mr. Valaas and noted that the Kirkland and Yarrow residents can continue a dialogue if they are interested but the Town should not pursue this unless there is a change in attitude.

Sarah Follett, Kirkland resident on Points Drive NE, explained to the Council that while she is a Kirkland resident, Yarrow Point is where most of her social activities occur. She explained to the Council how being a part of the community positively impacts her life.

Brad Porter, a Yarrow Point resident, clarified that all 13 Yarrow homes which are impacted the most have signed an opposition petition. Also, the financial study submitted shows a \$6,000 loss to the Town.

Tom Peters, a Yarrow Point resident explained that he thinks the most recent option presented by Kirkland residents is problematic. Leaving the barrier in place but demanding service from Clyde Hill Police Department could create liabilities. He emphasized that continuing to talk about this is a waste of time.

Andy Stringentz, a Clyde Hill resident explained that Clyde Hill would be affected by any change. He mentioned that there has already been a petition submitted to the town where Yarrow Point and Clyde Hill residents spoke out against this integration. Property owners on NE Points Drive paid premiums to live in a cul de sac; entertaining this change could unfairly change the configuration of the street.

Town Attorney asked the Council to summarize their thoughts or decisions.

The consensus of the Council was as follows: Based on the information presented up to this point, the consensus of the Council is to stop pursuing the request of potential annexation.

#### **AB 14-06 Appointment of Mayor Pro Tempore**

**MOTION:** Councilmember Valaas nominated Carl Scandella as Mayor Pro Tempore to serve for a six-month period. Councilmember Elmore seconded the motion.

**VOTE:** 4 For, 0 Against, 0 Abstain. Motion carried

#### **AB 14-05 Council Appointment**

Mayor Cahill explained that he has had a chance to interview candidates for the open Council position. Based on the interview and qualifications (provided as part of the packet), It was the Mayor's recommendation that Mr. Steve Bush be appointed to Council Position No. 5.

There being no further questions for Mr. Bush, the consensus of the Council was to move to appoint him to Council Position No. 5.

**MOTION:** Councilmember Elmore moved to appoint Mr. Steve Bush to Position No. 5 for the remainder of the unexpired term. Councilmember Scandella seconded the motion.

**VOTE:** 4 For, 0 Against, 0 Abstain. Motion carried

The Town Clerk administered the Oath of Office.

**AB 14-08 YPMC 16.16 "Subdivisions," Ordinance No. 650, First Reading**

Mayor Cahill called for a recess. The Council reconvened at 8:26pm.

Town Planner Mona Green explained that six months ago, the Council Approved the Warsinske Short Plat. This specific parcel contains 24,860SF. The current code allows for the division of property as long as the minimum lot size requirement was met. The code allows the property to be divided in several ways. One is to divide from the street side straight to the back. The second is a creation of a front – back lot with a panhandled driveway for access. In the Warsinske case, once the panhandled driveway square footage was deducted, there was not enough square footage to gain approval for a front-back configuration. There has already been preliminary approval for a side to side configuration. The Planning Commission has considered changes to the code that allowed the division of property front to back.

When studying the background of this change, the Planning Commission found examples of a front to back land division across the street from the Warsinske property; however, this was permitted through a variance process which is no longer available. The Commission has decided that the best course of action is to recommend a code change, the draft of which is included for your review.

The two main code changes for consideration are as follows:

**16.16.030 Driveway easements or direct-ownership driveways.**

A. When a parcel can only be divided into two lots, an easement or direct-ownership panhandle driveway for ingress and egress may be allowed. Such driveway or easement shall have a minimum width of 15 feet for its entire length and shall abut on a public street. The area of this easement or driveway ~~shall not~~ may be included as a portion of either parcel, provided the minimum lot size for each parcel is met.

**16.16.040 Lot design.**

A. Size. Minimum lot size shall be as specified in the zoning code. An area designated as a private lane, ~~easement or panhandle driveway~~ for use as access shall not be included in lot area computations. The area designated as an easement or panhandle driveway for use as access shall be included in lot area computations.

Ms. Green mentioned that the result of adopting the following changes will be a change in the development pattern of how lots have come into existence in Yarrow Point.

The Council briefly discussed two other options; a review for deviation, or a variance process.

Councilmember Jones explained that he is in support of the proposed code changes via ordinance.

The consensus of the Council was to schedule the Public Hearing on the ordinance for March 11<sup>th</sup>.

**MAYOR & COUNCIL REPORTS:**

**EXECUTIVE SESSION:**

Mayor announced that the Council will now go into closed Executive Session to discuss a potential land acquisition, for twenty minutes.

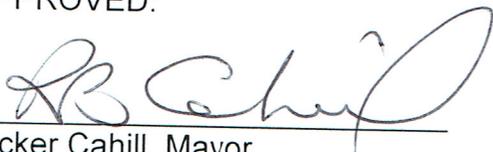
Council entered executive session at 9:05PM. Council left the executive session at 9:25PM.

**ADJOURNMENT:**

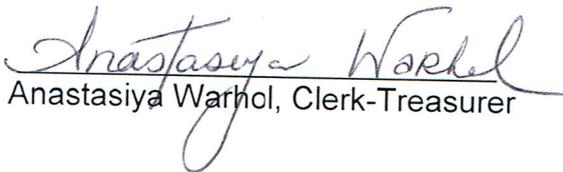
**MOTION:** Councilmember Scandella moved to adjourn meeting at 9:25 PM. Councilmember Jones seconded the motion.

**VOTE:** 5 For, 0 Against, 0 Abstain. Motion carried.

APPROVED:

  
Dicker Cahill, Mayor

ATTEST:

  
Anastasiya Warhol, Clerk-Treasurer