



## TOWN OF BEAUX ARTS VILLAGE

### PLANNING COMMISSION

#### MINUTES

April 16, 2026

Laws Residence

**Present:** Commissioners Jeremy Laws, Steve Miller, Steve Tegeler, Bruce Agnew, and Kim Moloney

**Staff:** Clerk Treasurer Amy Myhre

**Guests:** Councilmember Paula Dix, residents Susan Bogert, Janice Connolly, Julia Morse, Sayuli Bhide and Andrew Gillies

Clerk Myhre called the meeting to order at 7:01 pm.

#### **PUBLIC COMMENT**

Susan Bogart pointed out some areas she wanted to be sure the Commissioners addressed in their tree code discussion.

#### **MINUTES**

**MOTION:** Commissioner Agnew moved to approve the March 19, 2026, minutes. Commissioner Miller seconded. Vote: 5 For, 0 Against, 0 Abstain. Motion carried.

#### **COUNCIL UPDATE**

Council received a legislative update from Representative Janice Zahn and updated her on the Comp Plan review with Department of Commerce.

Clerk Myhre presented the Planning Commission's request for an Arborist Education event to Council, and Council requested that the Planning Commission present a more detailed request for the event, including purpose and details on the content to be covered. Council wondered if a video or FAQ document created by the Arborist or Deputy Clerk would be more cost effective and a better education tool for residents.

The review of the Procurement Policy and Town Survey were tabled and will be discussed at the May Council Meeting.

There has been no progress with the Comp Plan. The town has submitted the requested documents to the Department of Commerce and is waiting for the DOC to respond with a detailed outline of what they would like the town to address.

#### **Tree Code – *for discussion***

The Planning Commission continued its targeted review of the Tree Code at the direction of the Town Council. The Council requested that the Commission focus on specific topics rather than pursue a full

code rewrite. This meeting focused on the 20% Rule, a review of definitions that are and should be in the tree code and a review of the Commission's list of questions for the Town Arborist.

### The 20% Rule

Commissioners discussed the 20% rule within the current BAV tree code, including a review of the relevant code sections. They debated whether the rule should remain in the code, and if so, if it needs to be modified. After much debate, it was decided that the topic further review, including a review of the City of Burien's Code, which may give an alternative to the current rule. There was consensus that there was a contradiction in the rule, and that the definitions of the types of trees included in the 20% and the types of trees used to measure tree units need to be reevaluated and consistent.

Builder incentives to keep trees were also discussed. The city of Burien has a few listed incentives in their Tree Code, and the City of Kirkland has substantial variations to development standards that may be helpful.

### Definitions

Commissioners reviewed the definitions outlined in the April meeting, but due to time constraints, they did not finish their review. It was agreed that there is no need to define pruning/limbing in the tree code. It was also agreed that there is no need to define the tree species that should be protected but rather list the trees that are unwanted/invasive and do not count as protected species.

### Arborist Questions

A draft list of arborist questions was reviewed by the Commissioners. In addition to the presented list of questions, the commissioners wanted to ask the arborist if defining groves was necessary, and if the Arborist could outline areas of the code that they have issues with currently. They also wanted to verify that the Arborist agrees with not listing species that should be protected but rather outline unwanted/invasive species that do not need to be protected or regulated by the Tree Code.

Additional discussion of the tree code, including definitions and a potential first draft of the revised tree code will continue at the May meeting. If the Department of Commerce responds to the Comp Plan review before the next meeting, the Commission will prioritize the Comp Plan discussion.

**Adjourn:** Commissioner Laws moved to adjourn the meeting at 9:00 pm. Commissioner Tegeler seconded. Vote: 4 For, 0 Against, 0 Abstain. Motion carried.

**Next Meeting:** The next meeting is scheduled for May 21st.

Respectfully submitted,

Amy Myhre, Clerk/Treasurer  
Town of Beaux Arts Village