



## TOWN OF BEAUX ARTS VILLAGE

### PLANNING COMMISSION

### MINUTES

January 15, 2026  
Tegeler Residence

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

**Staff:** Deputy Clerk Addie Tych, and Clerk Treasurer Amy Myhre

**Guests:** Mayor Aletha Howes, Councilmember Paula Dix, Beaux Arts Resident Susan Bogert and Beaux Arts Resident Julia Morse

Commissioner Tegeler called the meeting to order at 7:00 pm.

#### **PUBLIC COMMENT**

None.

#### **MINUTES**

MOTION: Commissioner Miller moved to approve the November 20, 2025 minutes. Commissioner Agnew seconded. Vote: 4 For, 0 Against, 0 Abstain. Motion carried.

#### **COUNCIL UPDATE**

Mayor Howes informed the Commissioners that the Town received a letter from the Washington State Department of Commerce notifying the Town that it has been selected for the Housing Accountability Act Selected Review Program. Based on Commerce's review, the Department determined that the Town's adopted Comprehensive Plan is inconsistent with state planning requirements. The Town is one of eight jurisdictions selected for this review.

#### **Tree Code – *for discussion***

The Planning Commission continued its targeted review of the Tree Code at the direction of the Town Council. The Council has requested that the Commission review specific topics rather than conduct a full code rewrite. At this meeting, the Commissioners focused their discussion on fines and penalties for unpermitted tree removal, dead trees, and mitigation requirements and processes.

#### Fines and Penalties for Unpermitted Tree Removal

The Commissioners discussed the adequacy and enforceability of the current fine structure. Commissioners supported reevaluating fine amounts and expressed interest in doubling or tripling the penalties for unpermitted removal of Town (right-of-way) trees. The Commissioners discussed concerns regarding after-the-fact determinations of tree size and whether removal would have been approved. There was general support for requiring mitigation in addition to fines for unpermitted removals. The Commissioners also discussed whether provisions related to Town trees should be consolidated into a separate code section.

### Dead Trees

Commissioners discussed the absence of a definition or regulatory framework for dead trees in the current code. Commissioners agreed that dead trees should be defined and regulated. Mitigation requirements for dead trees remain under consideration.

### Mitigation Requirements and Processes

Commissioners expressed interest in clarifying when mitigation should be required and whether mitigation should apply more broadly, including for unpermitted removals. The Commissioners discussed extending the current three-year survival requirement, implementing a more formal yearly inspection process, and exploring the use of mitigation bonds to ensure compliance. Responsibility for mitigation trees located in the right-of-way was also discussed, including whether responsibility should remain with the homeowner during an establishment period or transfer to the Town upon planting.

Further discussion on mitigation and fines will continue at the next meeting.

**Adjourn:** Commissioner Agnew moved to adjourn the meeting at 8:44 pm. Commissioner Tegeler seconded. Vote: 4 For, 0 Against, 0 Abstain. Motion carried.

**Next Meeting:** The next meeting is scheduled for February 19<sup>th</sup>.

Respectfully submitted,

Addie Tych, Deputy Clerk