



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

June 21, 2018
Kendall

Present: Chairperson Jeff Kendall, Commissioners Jeremy Laws, Kim Moloney, James McCarthy

Excused: Commissioner Steve Tegeler, Councilmember Kathy Corra

Staff: Planner Mona Green, Deputy Clerk Angela Kulp

Chairperson Kendall called the meeting to order at 7:00pm.

MINUTES:

Commissioner Laws moved to approve the May 17, 2018 minutes as written. Chairperson Kendall seconded. Vote: 4 For, 0 Against. Motion carried.

OLD BUSINESS: There was no old business to discuss at this time.

COUNCIL REPORT:

ROW Landscaping: Commissioner Moloney reported the Council's concerns for ROW landscaping primarily centered on enforcement of the existing ROW Code. She noted the Council is also concerned about lack of street parking and how to balance ROW needs and care.

New Homeowner Packet: Commissioner Moloney reported the Council would like to provide homeowners with more information in the 'New Homeowners Packet' being considered and have agreed they are open to recommendations from the Planning Commission. A brief discussion batted some ideas around, from a FAQ sheet for different subjects, to a list of contacts with their responsibilities to call for further questions, to a welcome letter from the mayor. Commissioners agreed to discuss these ideas further at an upcoming meeting.

NEW BUSINESS: ROW Landscaping

After discussing the Council's concerns, Planner Green noted the Council is indicating that further evaluation is needed. She explained that the enforcement the Council wants is done by our code-compliance officer (our Building Official) against standing regulations, and she has already noted some ROW Code limitations. Therefore, the best way to better enforce the Code is to amend it with additional clarifications and requirements she needs. Deputy Clerk Kulp also noted per the Town's website, the ROW has many purposes, of which green space is just one.

Commissioner Moloney noted the Tree Code has minimum size mitigation requirements and wondered if ROW landscaping plant replacements could also have minimum size requirements. She shared finding examples in her research where the City of Lacey uses an appraisal of ROW plants before removal for replacements in their urban forest, and several types of bond examples in Redmond. Planner Green reminded the commission that bonds cannot be used unless regulations are there, but once created bonds can then be a useful tool to help with enforcement of those regulations.

Commissioners Laws and Kendall expressed opinions in favor of integrating the public and private land regulations for landscaping and parking. Commissioners Moloney and Laws inquired about landscaping plan requirements for new construction or for any major changes to the landscaped ROW. Staff noted current plan reviews look for code compliance and potential permits needed. After further discussion, Planner Green suggested some sections of the ROW Guidelines could be adopted as regulations in the ROW Code. Different landscaping mitigation requirements were discussed. The commissioners agreed the best way to understand the ROW Guidelines was to talk with an associate from CREÄ Affiliates. Since CREÄ created these guidelines for the Council, they should be able to help determine which sections of that document could best be regulated to help with needed enforcement to alleviate all of the Council's concerns. Before inviting a CREÄ associate to talk further, Deputy Clerk Kulp will inquire about the Town's budget to do so.

Adjourn: Commissioner McCarthy moved to adjourn the meeting. Commissioner Laws seconded. Meeting adjourned at 8:45pm. Vote: 4 For, 0 Against. Motion carried.

Next Meeting: The next regular Planning Commission meeting will be held at Commissioner Laws' home on July 19, 2018 at 7:00pm.

Respectfully submitted,
Angela Kulp, Deputy Town Clerk