

1 **Planning Commission**

2 **Meeting Minutes 11-14-2023**

3 6:02pm Chairperson Melissa Cox calls meeting to order.

4 Roll call taken. Present: Melissa Cox, Derek Dodd, Scott Forsman, Kyle McKerricher, David Fitzpatrick

5 Derek Dodd makes motion to approve the meeting minutes from October 10, 2023. Kyle McKerricher  
6 seconds the motion.

7 There being no Citizen Business, Chair Cox moves to item #5 on the Agenda, Commission Business  
8 updates to the workplan.

9 Todd Johnson highlights for discussion that the Council last evening has adopted temporary code for the  
10 Mixed Residential Commercial and the Open Space Government zones. This matter will need to be  
11 added to the work plan. The Council also voted on the Comprehensive Plan to a special cycle of the  
12 Comp Plan amendment. The city will be considering up to 4 requests to the Comp Plan mapping. He  
13 explains the normal process for accepting applications and the timeline. He suggests making this a  
14 priority on the Commission's workplan.

15 Melissa Cox reminds the commissioners to speak to the holiday schedule in case there may be any  
16 conflicts. There being no conflicts Chair Cox moves to item #6 on the Agenda, Public Workshop  
17 Landscape code updates.

18 Todd Johnson directs the discussion towards the types of landscaping, classifications, and applicability.

19 Derek Dodd opens up discussion regarding the types of landscaping and preservation of significant trees.

20 Todd Johnson suggests a revision of which the size of tree is defined as over 60 feet tall and 16 inches in  
21 diameter. He recommends differentiating types of trees. Asks for how restrictive the commission would  
22 like to be for this process.

23 The group discusses a restrictive process and what that would entail.

24 Todd Johnson describes what other jurisdictions have in place for planting requirements and the list of  
25 exceptions, and case by case basis options.

26 Melissa Cox feels that the 16 inches in diameter requirement is extreme and would propose that number  
27 be bigger.

28 Todd Johnson will look into other codes and bring that back to the commission as well as what rules  
29 could potentially go into play with DRC as another option.

30 Derek Dodd suggests that cottonwood is not a significant tree to preserve.

31 Melissa Cox suggests that a developer be required to replant if significant trees have to be removed.

32 Todd Johnson recommends putting language in the code regarding restoring the canopy. He will create  
33 some code and bring it back to the commission for further review.

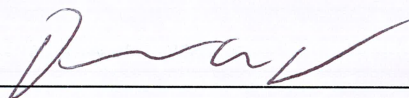
34 Derek Dodd suggests the 24 inches in diameter requirement for significant trees.

35 The group discusses types of landscaping borrowed from another jurisdiction as depicted in an example  
36 diagram in the agenda packet. Todd Johnson encourages that there be a list of plants that the city does  
37 not want. He speaks to the industry standards for larger projects requiring a Landscape Architect. He  
38 will also find out what the city SEPA exemption is and bring that back to the commission.

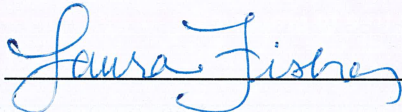
39 The commission moves to the review of landscape type applicability based on development action.

40 Todd Johnson speaks to the types of landscaping related to the intensity of the development. The group  
41 discusses landscaping requirements for uses versus zoning. The consensus is to buffer between uses.  
42 Scott Forsman considers L1 & L2 for inner city development then potentially negotiate high screening  
43 landscaping to protect the residents. Look at L3, L4, L5 for things that are outside of town.  
44 Todd Johnson explains compatibility between zones.  
45 7:14pm Kyle McKerricher motions to adjourn the meeting. Derek Dodd seconds the motion.  
46 Chairperson Melissa Cox adjourns the meeting.

47

48 Approved by:  \_\_\_\_\_

49 ~~Chair, Melissa Cox~~  
DODD, DEREK

50 Recorded by:  \_\_\_\_\_

51 Permit Technician, Laura Fisher