



## TOWN OF BEAUX ARTS VILLAGE

### PLANNING COMMISSION

#### MINUTES

June 16, 2011  
Stratton

**Present:** Acting Chairperson Dick Stratton, Commissioners Scott Harpster, Wade Morlock, Gordon Roberts, Jan Johnston.

**Excused:** none

**Staff:** Deputy Town Clerk Angela Kulp, Town Planner Mona Green

**Guests:** Amy Summe, Watershed Company and Councilmember Mike Hillberg.

Acting Chair Stratton called the meeting to order at 7:06pm.

**Minutes:** Commissioner Harpster moved to approve the May 19, 2011 minutes as written. Commissioner Roberts seconded. Vote: 5 For, 0 Against. Motion carried.

The commissioners expressed interest in having a consistent chairperson every month instead of having a rotating chair. After some discussion, Commissioner Johnston moved we have a standing chair with a one-year term, with allowance for re-election just one more year, voting each January. She explained this first chair would serve from now until January when the next vote would occur. Commissioners Stratton and Harpster seconded. Vote: 5 For, 0 Against. Motion carried. Commissioner Harpster moved to nominate Commissioner Morlock to serve as the first standing chair under this new plan. Commissioner Morlock accepted. Commissioner Stratton seconded. Vote: 5 For, 0 Against. Motion carried. Planner Green noted the current Planning Commission's by-laws make an allowance for a secretary, but as Deputy Clerk Kulp currently fills this role, she suggested this allowance be removed, to which the commissioners agreed. Deputy Clerk Kulp noted the Council would probably be amending the appropriate ordinances as needed in the coming months to make this change official, so Commissioner Morlock will serve as the Acting Chair until that time.

#### **OLD BUSINESS: Shoreline Management Update**

Planner Green presented to the Commission the draft of all chapters of the shoreline regulations document she has finished. She explained it would be used for the Commission's discussions over the next few months and posted to the town's website prior to any public hearings this fall.

Planner Green introduced guest Amy Summe from the Watershed Company, who she explained is handling the technical and environmental requirements of the town's grant for the Department of Ecology. Ms. Summe noted she also assisted in doing our draft inventory and analysis previously, and is working with Planner Green, concurrently reviewing our SMP for state law and looking for flexibility.

Ms. Summe explained her role in detail, how the SMP is drafted, and how to understand its requirements. She and Planner Green fielded many questions throughout the evening including those about permits, *No Net Loss*, and moving of boatlifts. Ms. Summe was able to give also the commissioners language suggestions in drafting the SMP. She had many suggestions on how to best work with other agencies involved.

Deputy Clerk Kulp asked Councilmember Hillberg if he could share any questions or concerns the Council may have with the upcoming SMP. Mr. Hillberg noted the Council is working to establish a codified municipal code and was concerned about consistency. He had questions in clarifying the SMP's purpose, and requested comments with background information are included in tracked changes to the final draft recommended to the Council. He noted this would be helpful in clarifying discussed details throughout this process. Planner Green noted she and Ms. Summe are working together on language, and was able to answer his questions.

### **NEW BUSINESS: Fire Sprinklers**

At the previous meeting, Commissioner Harpster brought up a concern over a new state code he heard about requiring fire sprinklers in all homes, and wondered if our Council adopted it. (Reference Section R313.2 One and two family dwellings automatic fire systems. Effective date Jan 1, 2011) Deputy Clerk received an answer from the Building Official since that meeting, and read it into the record to answer this question. Crystal says, "Whenever someone is looking at the code, they must make sure to look at the full code with state amendments. Section R313.2 is not adopted by the state. In reality, Beaux Arts does not have a choice to adopt the IRC or IBC. There are some code sections we can modify as a jurisdiction, but we are regulated under state mandate to administer the state-adopted codes. There is a huge push to get residential fire sprinklers mandatory, but right now sprinklers are not required unless required by the fire code for access issues, etc. that are already in effect and enforced by the City of Bellevue".

**Adjourn:** Commissioner Morlock moved to adjourn the meeting and Commissioner Stratton seconded. Meeting adjourned at 9:35pm. Vote: 5 For, 0 Against. Motion carried.

**Next Meeting:** The next regular meeting will be on Thursday, July 21, 2011, 7:00pm at Commissioner Johnston's home. As the commissioners feel they need extra time to go through the current SMP draft in line-item detail, they will also have a special meeting the week prior on Thursday, July 14, 2011, 7:00pm, also at Commissioner Johnston's home.

Respectfully submitted,  
Angela Kulp, Deputy Town Clerk