



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

July 14, 2011
Johnston

Present: Acting Chairperson Wade Morlock, Commissioners Scott Harpster, Jan Johnston and Dick Stratton.

Excused: Gordon Roberts

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

Guest: Amy Summe, Watershed Company

Acting Chair Morlock called the meeting to order at 7:12pm.

Minutes: Acting Chair Morlock moved to approve the June 16, 2011 minutes as written. Commissioner Stratton seconded. Vote: 4 For, 0 Against. Motion carried.

OLD BUSINESS: Shoreline Management Update

Planner Green distributed the entire current *working draft* of the Shoreline Master Program document for discussion, which compiles ongoing discussion points since the March meeting, when the draft discussions began. Since this draft consists currently of 69 pages in eight long, detailed chapters (not including one appendix) to sift through, the commissioners opted to meet twice this month to keep on track with the schedule outlined by the Department of Ecology. When the commissioners showed concern for the size of the draft, Planner Green noted much of the template is dictated by the state, and larger jurisdictions may have Shoreline regulations consisting of 200 pages or more.

Acting Chair Morlock inquired whether the areas specific to Beaux Arts could begin the draft, and those areas more global in scope set in the back. After some discussion, Planner Green agreed that chapters 1, 2 and 3 could be set into an appendix and put at the end. The State mandated program chapters include:

- 1) Introduction.
 - 2) Definitions.
 - 3) Administration.
 - 4) Shoreline Management Goals and Policies.
 - 5) Shoreline Environment Description and Designations.
 - 6) General Regulations.
 - 7) Specific Shoreline Use Policies and Regulations.
 - 8) Shoreline Modification Activity Regulations.
- Appendix A) Restoration Plan.

Acting Chair Morlock steered the Commission through a discussion of the Shoreline Master Program draft beginning with chapter 1. All commissioners took the opportunity

to ask many questions, while Ms. Summe and Planner Green weighed in as well to clarify all technical details of what the state law requires, and what adjustments could be made for Beaux Arts' unique needs. Planner Green explained the state sets a narrow structure to which we are bound, but we can set regulations and policies that work for our unique needs. Considerable time was spent on discussing and understanding definitions in chapter 2.

During the discussion on chapter 3, Acting Chair Morlock was very concerned about the shoreline administrator being just one person, perhaps having too much control over the process. Planner Green noted that although much of this chapter is dictated by the state, in this area the "shoreline administrator and his or her designee" would actually be several different people, as many functions are delegated throughout the building department. This greatly reassured the commissioners.

Currently all exempt shoreline permits must be approved by the Town Council. In previous discussions, the commissioners had expressed interest in having all exempt permits processed by the shoreline administrator instead of the Council to streamline the process and save time. Discussion now ensued, and Commissioner Stratton agreed it might be too complicated to have just exempt permits handled all by the shoreline administrator or all by the Council. Mr. Stratton explained purely removing and replacing would surely be a maintenance concern, but any changes should be considered new and no longer repair. He explained he did not want to add any burden to the process but wanted to insure there is always an oversight, like with the Council so we balance the process. Planner Green suggested that with exempt permits, those that were strictly maintenance could be handled by the shoreline administrator and those that had any changes of any kind including footprint, or had additional mitigation from other agencies could still go to the Council. She further explained residential exempt permits could stay administratively exempt, but any urban conservancy or aquatic exempt permits could be either administrative or Council-exempt. The commissioners agreed, and mutually approved this draft change.

In chapter 4, Commissioner Harpster noted policies and goals were both listed, but felt this was too redundant, so asked for policies to be noted only. Planner Green and Ms. Summe agreed this would be fine. The commissioners also inquired if frequently used phrases in this document could be defined as well and italicized for easy understanding, which Ms. Summe agreed to include. These phrases included, but were not limited to, "No Net Loss", "Restoration", and "Best Management Practices".

In chapter 5, Acting Chair Morlock had wording suggestions for clarification in specific sections, which Planner Green and Ms. Summe found helpful. They included "no net loss *to property*", "best management practices shall be *encouraged*", and "*encourage* protection, restoration and management".

Adjourn: Commissioner Johnston moved to adjourn the meeting and Commissioner Harpster seconded. Meeting adjourned at 10:06pm. Vote: 4 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, continuing with the SMP draft discussion in hopes to conclude with chapters 6, 7, 8 and the appendix. Planner Green and Ms. Summe agreed they would make changes in August from both of July's meetings.

Respectfully submitted,
Angela Kulp, Deputy Town Clerk