



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

July 21, 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 7:13pm.

Minutes: Commissioner Harpster moved to approve the July 14, 2011 minutes as written. Commissioner Johnston seconded. Vote: 3 For, 0 Against. Motion carried. Commissioner Stratton arrived minutes after the approval of the minutes due to a schedule conflict, but was also in favor of their approval.

OLD BUSINESS: Shoreline Management Update

Discussion began on chapter 6 about general regulations of the current *working draft* of the Shoreline Master Program. Ms. Summe provided a detailed definition she pieced together of *No Net Loss*, which was discussed at length and will be adjusted as needed. Discussion included Acting Chair Morlock expressing concern about how ecological functions and processes are interpreted and suggested the *No Net Loss* include upland property. Planner Green noted the concepts Mr. Morlock noted were different in this situation, but agreed his concern is a community value. Planner Green suggested temporary and permanent functions could be impacted differently in the *No Net Loss* discussion. The commissioners mutually agreed that *policies* will use the word “should”, and *regulations* will use the words “must” or “shall”.

Planner Green and Ms. Summe listened to the Commissioners concerns and suggestions about wording and section relocation. They also made suggestions, explained and clarified many details and requirements during discussions. Commissioner Stratton expressed a concern for establishing a baseline. Commissioner Johnston suggested commonly used definitions should be in quotes or italics so the reader would know these are specific terms and not generalizations. She corrected the name of the Woodlands owner as WABA instead of the Town, and suggested all sections noting “native” plants instead be replaced with “appropriate non-invasive” plants.

In chapter 7 about specific shoreline policies, Commissioner Johnston expressed concern about structures impeding current grass coverage, suggesting the setbacks yet to be established be measured from the grass line. Planner Green explained the

setback must be established from the ordinary high water mark (OHWM) whose location is based on the Army Corps definition. After a very lengthy debate and no conclusion, the commissioners mutually agreed the setback issue would be tabled to another discussion at a future meeting.

Commissioner Johnston expressed concern about children's safety with vegetation height if planted in the play or swim area. Planner Green suggested existing view corridors could be protected by adding, "Future plantings should be considered in the development of any planting or construction plans." Discussion ensued again, and the commissioners agreed that this issue would also be tabled to discuss further at the next meeting and may be subject to a majority vote if consensus cannot be reached.

Discussion in chapter 7 also included suggestions on paving alternatives, signage near docks, and utility needs in the shoreline area. Acting Chair Morlock suggested the City of Bellevue utility information be moved to the back, and Ms. Summe confirmed all the background information will be in appendixes, and just the specific rules will be listed in chapters without the narratives.

In chapter 8 about shoreline modification regulations, the commissioners agreed to consolidate redundant information, move definitions to the appendix, and confirmed that the "marina" designation changes to "community dock". There was considerable discussion about permitted, prohibited and conditional uses. The commissioners agreed breakwater could change to "conditional use" from "prohibited", and "dredging/fill" should be separated into different areas. They also agreed boatlift canopies and launching rails would continue to be prohibited.

As discussion in section 8.4 was completed with talk again of native and non-invasive plants, the commissioners agreed to stop here and finish chapter 8 at the next meeting.

Adjourn: Acting Chair Morlock moved to adjourn the meeting and Commissioner Harpster seconded. Meeting adjourned at 10:00pm. Vote: 4 For, 0 Against. Motion carried.

Next Meeting: The Planning Commission typically does not meet in August. They chose to meet in August to complete chapter 8's review of the working draft on the SMP. Due to scheduling conflicts, the next meeting cannot be at the regularly scheduled time of the third Thursday. Instead, the next meeting will be on a special date, of Monday, August 8, 2011, 7:00pm at Commissioner Johnston's home.

Respectfully submitted,
Angela Kulp, Deputy Town Clerk