



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

March 15, 2012
Johnston

Present: Chairperson Wade Morlock, Commissioners Gordon Roberts, Jan Johnston, Dick Stratton

Excused: None

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

Chairperson Morlock called the meeting to order at 7:05pm.

Minutes: Chairperson Morlock moved to approve the February 23, 2012 minutes as written. Commissioner Johnston seconded. Vote: 4 For, 0 Against. Motion carried.

Old Business: Shoreline Master Program (SMP)

Planner Green updated the Commissioners on the March Council meeting where she helped the Council review the current SMP draft to begin their discussions and understanding of the document. Planner Green indicated the Council feedback so far is very positive, and they moved through the document quickly which was credited to the Planning Commission's hard work. She noted Ecology is still working on their initial review.

Chairperson Morlock shared a resident had inquired of him why the *No Net Loss of Property* was included in the SMP draft by the Planning Commission. He shared his explanation that the Commission felt it important to balance with Ecology's request for any land allowed to be cut into shore must also be allowed to be built out nearby to retain the same amount of shoreline. The unnamed resident had inquired of Chairperson Morlock that perhaps there should be a *No Net Loss of Use* instead of *Property*. The Commissioners discussed this and agreed the use would not be lost with property, and in fact, the use could be increased, but the loss of property could not be regained unless building out was allowed, which Ecology discourages. Therefore the Commissioners agreed they stand by their suggestion to the Council that there should be *No Net Loss of Property*.

Chairperson Morlock continued by inquiring of the Commission is it up to the state government to determine requirements on loss of property, and consensus agreed it was up to the state but the property owner does not have to maximize the land usage. Chairperson Morlock asked if the local government *should* limit or restrict land usage further than the state requires. Planner Green responded the local government *could* regulate as it sees fit based upon the needs of the community. Therefore, the Planning

Commission has done what it felt appropriate in drafting the current SMP, and the Council now has the authority to accept or reject what the Commission has suggested.

New Business: Topics of Study by the Commission

Chairperson Morlock asked the Commission how they could determine the next topic of discussion based upon what is best for the community. He inquired if the Commission should solicit from the community. Consensus showed this was up to the Council to determine and pursue as well as provide feedback to the Commission. Chairperson Morlock noted another resident had mentioned parking in the village continues to be an escalating problem. Chairperson Morlock asked the Commission if they thought parking should be studied. Consensus showed the Council should determine if parking should be studied further. Deputy Clerk Kulp noted parking was discussed at length in drafting the new ROW Ordinance that came out last year, and that ordinance encourages a balance of parking and vegetation. The Commissioners agreed for both topics Deputy Clerk Kulp will ask the Council to determine how to precede. Deputy Clerk Kulp also noted that Mayor Leider had expressed downtime for the Commission now was acceptable based upon all the long hours spent last year on drafting the SMP. She reported Mayor Leider was also close to filling the Commission's vacancy, and reminded the Commission their purpose is to advise the Council on general land-use issues only.

New Business: Wave Wash

Commissioner Stratton expressed a strong concern he has about wave wash on the beach. He noted his strong disagreement with the engineering studies provided to the Western Academy of Beaux Arts based upon his own research. Chairperson Morlock stopped him, and reminded him if this topic is related to the current SMP draft, then Mr. Stratton needs to take his concerns to the Council's public hearing when scheduled, since the current SMP is now out of the Planning Commission's jurisdiction. Chairperson Morlock explained to Mr. Stratton he needed to influence key WABA decision makers with his research if this topic was related to Mr. Stratton's concern for current or future development by the Western Academy, since it fell outside of the Planning Commission's jurisdiction. Mr. Stratton expressed his current efforts have not been successful. Commissioner Johnston noted key WABA decision makers change frequently, so perhaps he could work on influencing them in the future. Commissioner Johnston then expressed her appreciation of Chairperson Morlock's leadership for the Commission.

Adjourn: Commissioner Stratton moved to adjourn the meeting and Commissioner Roberts seconded. Meeting adjourned at 7:52pm. Vote: 4 For, 0 Against. Motion carried.

Next Meeting: The next meeting will be on Thursday, April 19, 2012, 7:00pm at Commissioner Johnston's home.

Respectfully submitted,
Angela Kulp, Deputy Town Clerk