



## TOWN OF BEAUX ARTS VILLAGE

### PLANNING COMMISSION

#### MINUTES

April 19, 2012  
Johnston

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

**Excused:** None

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

Chairperson Morlock called the meeting to order at 7:04pm.

**Minutes:** Commissioner Roberts moved to approve the March 15, 2012 minutes as written. Commissioner Stratton seconded. Vote: 4 For, 0 Against. Motion carried.

The Commission welcomed the newest Commissioner, Hank Heckendorn. Commissioner Heckendorn was willing to serve on the Commission and filled the vacancy. Thanks, Hank!

#### **Old Business: Shoreline Master Program (SMP)**

Planner Green updated the Commissioners on the April Council meeting where she helped the Council finish their review of the current SMP draft. She noted the Council added a table of comments to the draft, and Ecology is still working on their initial review. She added the Council expects their public hearing on the SMP draft most likely to occur in June.

#### **Old Business: Topics of Study by the Commission**

Per Chairperson Morlock's request in March for soliciting feedback from the community on future topics, or to further study 'street parking' options, Deputy Clerk Kulp confirmed the Council must request future topics of study of the Commission. At this time, the Council has no topics of study for the Commission to pursue, and is fine with the Commission's downtime due to the recently completed SMP. However, Planner Green suggested 'pervious pavers' may be an idea to study based on continued building permit issues, and asked the Commission what they thought. Discussion ensued about pavers not transporting water the same as planted areas, the Town's overloaded storm water system, and lack of green space between properties when driveways go down setbacks and new material claims to be pervious as well. Commissioner Johnston moved to ask the Council if the Commission could study the 'pervious pavers', and if the Council agrees, the Commission would begin by inviting knowledgeable Engineer and Councilmember Aaron Sharp to talk about storm water issues in the Town. Commissioner Stratton seconded. Vote 5 For, 0 Against. Motion carried. Planner Green will write up a request for the Council to review.

**Old Business: Wave Wash**

Commissioner Stratton expressed his continued concern about wave height in the Western Academy of Beaux Arts (WABA) plan being too low in study for actual wave height for their master plan of restoration grant work now underway. Chairperson Morlock again noted as last month, that this topic is not a current concern of the Planning Commission. Mr. Stratton inquired if any engineers reviewed WABA's current grading permit and shoreline restoration work. He continued, what would happen if the restoration work failed because of incorrect wave height used in their study. Planner Green explained that although the Town did not hire an independent engineer to evaluate WABA's plans during the creation of their master shoreline plan, WABA's engineer signed off and approved the wave study, which the Town had no reason to question. In addition, Mona explained WABA's grading permit went through an extensive plan review, reviewed by the Town's civil storm water engineer, and Town's building official as well as other experts such as the Army Corps of Engineers and the City of Bellevue Sewer department, before their permit was issued. Planner Green noted that any problems resulting after this extensive review and installation would be WABA's responsibility and is not in the Planning Commission's jurisdiction. Commissioner Johnston inquired if the plans on WABA's website were the same as what the building dept. approved. Planner Green noted she was not familiar with what WABA had posted on their website, but the Town is building department and WABA's contractor, John Barker of Forrest Gardens, have approved copies of the grading plans and those plans are referenced during every inspection.

**Adjourn:** Chairperson Morlock moved to adjourn the meeting and Commissioner Roberts seconded. Meeting adjourned at 7:42pm. Vote: 5 For, 0 Against. Motion carried.

**Next Meeting:** The next meeting will be on Thursday, May 17, 2012, 7:00pm at Commissioner Johnston's home.

Respectfully submitted,  
Angela Kulp, Deputy Town Clerk