



## TOWN OF BEAUX ARTS VILLAGE

### PLANNING COMMISSION

#### MINUTES

November 20, 2014

Dix

**Present:** Chairperson Jochums, Commissioners Jeff Kendall, Bennet Yen, Paula Dix

**Excused:** Commissioner Jan Johnston

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

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

**Minutes:** Chairperson Jochums moved to approve the October 16, 2014 minutes as written. Commissioner Dix seconded. Vote: 4 For, 0 Against. Motion carried.

#### **OLD BUSINESS: Comp Plan**

Planner Green led a review of the clean Comp Plan draft. The commissioners agreed with Planner Green that it is important to keep the Comp Plan simple, and stick with the state requirements, to minimize unnecessary constraints that the zoning code would address more appropriately. Councilmember Stowe asked during the November Council meeting if, how, and please could the Comp Plan include and address telecommunications, since the Council is currently discussing a cellular proposal. Planner Green explained the Comp Plan draft has met the state's requirement and at this time the town does not have any cellular facilities, therefore there is no need to describe them. In addition, the proposed Comp Plan at Section 5.2 states, "Cellular phone service is available to Town residents from a variety of service providers. The Town will stay informed as to the locational requirements of cellular communications facilities and other technologies to serve local residents as they become available." She further noted that federal law states municipalities cannot prohibit cellular facilities, but municipalities can regulate such details on cellular facilities such as facility siting and dimensions, design criteria and more as appropriate in the zoning code. She continued that although our zoning code does not currently include these regulations because there are no cellular facilities in Beaux Arts now, the zoning code could be amended as requested by the Council to do so at any time.

Commissioner Dix suggested a draft amendment to include the following clarifications:

- South Bellevue Park and Ride – note as a “station” and not just a “stop”.
- Beaux Arts sidewalk on 108<sup>th</sup> Ave. SE is on the “west” side not “east”.
- WABA strip widths clarified as four and a half feet on the south and two and a half feet on the north, consistently noted in two document locations.
- Numbering in Section 1 under Land Use corrected.

The commissioners agreed and Chairperson Jochums moved to approve the drafted Comp Plan as amended and forward it to the Council with a recommendation to adopt. Commissioner Yen seconded. Vote: 4 For, 0 Against. Motion carried.

### **New Business: ROW Parking**

Deputy Clerk Kulp noted the safety audit data from the Bellevue Fire department was now available and distributed this data to the commissioners for reference. The commissioners noted the fire department's safety review focused on a number of areas for consideration to enhance their ability to effectively respond to emergencies, mitigate the impacts or minimize the potential for an emergency altogether. Those suggestions for roads included trimming vegetation especially on tight corners, providing turnouts and limiting or eliminating parking in certain areas. Other road safety suggestions included reflective or illuminated signs, clearance around hydrants, as well as hydrant locates and additions. The fire department also outlined fire prevention suggestions for proactive consideration on smoke detectors, carbon monoxide detectors, kitchen safety and fire sprinklers.

The commissioners agreed this safety data was important to consider in future discussions, but specifically in regards to improving parking on narrow roads, the status of the Town's ROW Master Plan was equally critical. Deputy Clerk Kulp reported CREÄ Affiliates' design alternatives on the ROW Master Plan presented at last month's community meeting included focus on public gathering spaces, traffic calming, more parking and lighting, landscaping of ROW and pathways, and delineation of spaces. She noted CREÄ would present their final recommendation to the Council sometime in December so it will be important for community feedback to continue this month.

The commissioners agreed they must wait to learn the Council's decision on this ROW Master Plan, specifically how it will consider ROW parking. However, in an attempt to accomplish something on this topic they returned to the initial request for a definition on the word "temporary". Commissioner Dix noted the Parking Code section 10.10.020 (1) described parking provisions as "temporarily" and the Commission agreed this reference was meant as sudden and urgent. However, the undeveloped ROW mentioned in the Parking Code section 10.10.020 (4) and described as "temporary" is where the Council needed defining. After some circular discussions about cars versus boats, guests, and potential ticketing, the commissioners agreed to think about this definition and take it up again at the next meeting. They also agreed that looking for opportunities to enforce existing regulations would be helpful. During the course of discussion in brainstorming parking ideas with this definition and enforcement issues, Commissioner Dix suggested it couldn't hurt to ask WABA about potentially using the beach parking lots fall through spring as a possible parking solution where WABA could write the rules and set parking fees if they so chose on their private property. The commissioners agreed and Commissioner Dix will ask WABA to consider this option at one of their upcoming meetings.

**New Business: Historic Homes** –Deputy Clerk Kulp reported that the Council has agreed to the Commission's request, authorizing the Planning Commission to study

incentives that encourage the preservation of homes with historic value. She shared the Council noted additional education and understanding of this issue would be helpful to our community given the importance of some homes to our community's character and history. She explained the Council would like regular updates on the progress of this topic but given we are a very small community, revenue stream is limited and budgets are already not able to keep up with inflation, so the Council wonders what kind of incentives could encourage historic preservation without becoming financially detrimental to the Town. She shared the Council also cautioned against guidelines becoming too restrictive and adversely affecting the real estate value for the homeowner, encouraging any suggestions and incentives therefore to be voluntary. Deputy Clerk Kulp finished by noting it will be important to find ways of turning historic preservation into an asset instead of a liability!

To begin learning about historic preservation options and how incentives might work in Beaux Arts, Planner Green noted the State's Department of Archaeology and Historic Preservation <http://www.dahp.wa.gov/> would be a good place to start. She suggested we invite one of their officers to speak to the Commission at an upcoming meeting. Deputy Clerk Kulp agreed to get in touch with this office and set up this invitation for early 2015.

**Adjourn:** Chairperson Jochums moved to adjourn the meeting. Commissioner Yen seconded. Meeting adjourned at 8:50pm. Vote: 4 For, 0 Against. Motion carried.

**Next Meeting:** The commissioners agreed to try rotating locations on an alphabetical schedule for 2015. As the state-required nine meetings annually have been achieved, the Commission will take December off and meet again in January. Commissioner Dix agreed to host the next meeting at her home on Thursday, January 15, 2015, 7:00pm.

Respectfully submitted,  
Angela Kulp, Deputy Town Clerk