



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

January 15, 2015
Kendall

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

Excused: Commissioner Jan Johnston

Staff: Planner Mona Green, Deputy Clerk Angela Kulp

Guests: DAHP representatives Kim Gant and Greg Griffith, King County representative Todd Scott, Councilmember Mike Hillberg, residents Joann Bromberg, Julia Morse, Linda Mui.

Chairperson Jochums called the meeting to order at 7:03pm.

Minutes: Deputy Clerk inquired about amending “cellular facilities” with “telecommunications” in the first paragraph regarding Comp Plan inclusions. Commissioner Dix pointed out Councilmember Stowe had specified “telecommunications” in his remark so yes, the word replacement is appropriate. The Commissioners agreed. Chairperson Jochums moved to approve the November 20, 2014 minutes as amended. Commissioner Dix seconded. Vote: 4 For, 0 Against. Motion carried.

OLD BUSINESS: There was no old business to address at this time.

NEW BUSINESS: ROW Master Plan

Councilmember Hillberg explained that the Council would use the ROW Master Plan submitted by CREÀ Affiliates’ design alternatives as "Analysis and Guidance" rather than a specific Master Plan for future ROW work. One of the current ROW projects is the SE 28th ROW path emptying out on 107th Ave. SE now that adjacent construction has been completed. Mr. Hillberg was specifically interested in sharing ideas with the Planning Commission, since one of the proposals is to install parking into that path, which relates to the Planning Commission's current investigation of the general issue of parking in the Town. Mr. Hillberg had four different sketched suggestions ranging from landscaping only to that with a curved path, to two different parking options incorporated. He explained the Town was looking for feedback on these suggestions, but confirmed there are no decisions yet, and will coordinate with Deputy Clerk Kulp on securing additional resident feedback soon in hopes work can begin this spring.

NEW BUSINESS: ROW Parking

Councilmember Hillberg inquired on the status of the Council’s ROW Parking request. Deputy Clerk Kulp explained the Commission had been waiting on the status of the ROW Master Plan. She noted the Commission is currently working on defining the word “temporary” for parking requirements as well as investigating the use of WABA

beach parking lots as a possible parking solution in the fall through spring for resident parking needs. The Commission agreed then to table the parking discussion to February's meeting in order to dedicate the remainder of the meeting to the guest speakers on historic preservation.

NEW BUSINESS: Historic Homes

Deputy Clerk Kulp introduced the invited meeting guests, Kim Gant, Greg Griffith and Todd Scott. Ms. Gant is the Certified Local Government Historic Property Coordinator, and Mr. Griffith is the Assistant Director and Deputy State Historic Preservation Officer, both with the Washington State Department of Archaeology and Historic Preservation <http://www.dahp.wa.gov/>. Mr. Scott is the Preservation Architect and Interim Preservation Officer with King County's Historic Preservation Program <http://www.kingcounty.gov/>. Deputy Clerk Kulp noted January's meeting moved to Commissioner Kendall's home in anticipation of better accommodating interested villagers for this presentation since all town meetings are open to the public, and interested parties are encouraged to come and listen. She reviewed the Council's comments for the audience:

- Council has agreed to the Commission's request, authorizing the Planning Commission to study incentives that encourage the preservation of homes with historic value.
- 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.
- Council wants 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.
- Council wonders what kind of incentives could encourage historic preservation without becoming financially detrimental to the Town.
- Council 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 reminded the commissioners that to begin learning about historic preservation options and how incentives might work in Beaux Arts, she requested this presentation to start broadly to include all preservation options available to communities and homeowners, for the benefit of the public audience as well as to help the Commission understand the broader picture. However, the Commission's future conversations and suggestions to the Council must focus on these narrower details, also included in this presentation.

The invited preservation officers shared a presentation beginning with an overview of their offices, and the 1966 National Historic Preservation Act. Ms. Gant described historic properties as cultural resources likened to endangered species. Their presentation outlined several programs their office administers. Mr. Griffith detailed program beginnings, their role, goals, and strategies. These were also included in several distributed documents, available online through their office websites. Ms. Gant outlined previous successes and how other groups have prevailed as examples to

consider what might work here. She focused on CLG's (Certified Local Government programs), how to create one, what they do, and common mechanisms used by other towns, which included several types of incentives. She concluded with several misconceptions, and agreed to make this research data available upon request. Mr. Scott narrowed down his part of the presentation to the County's ILA (Inter-Local Agreement) on Historic Preservation, how it works, what it can bring to the Town, and the incentives it includes.

At the conclusion of this PowerPoint presentation and public discussion, the Commission thanked the preservation officers for their time and assistance. Planner Green suggested a broad, community approach best handled by a Conservation District overlay to our Zoning as a great place to start at the next meeting. She also suggested getting a copy of this presentation to post on the Town's website. The Commission agreed on both accounts, seeing the process as a parallel to the Tree Code, and knowing several interested villagers could not attend tonight's presentation as hoped. Deputy Clerk Kulp agreed to get a copy of the PowerPoint presentation posted to the Town's website.

Adjourn: As Chairperson Jochums had to leave early, Commissioner Yen moved to adjourn the meeting. Commissioner Kendall seconded. Meeting adjourned at 9:14pm. Vote: 3 For, 0 Against. Motion carried.

Next Meeting: The commissioners agreed to try rotating locations on an alphabetical schedule for 2015. Due to schedule conflicts, Commissioner Jochums will host a special meeting one-week later than usual, on Thursday, February 26, 2015, 7:00pm.

Respectfully submitted,
Angela Kulp, Deputy Town Clerk