



## TOWN OF BEAUX ARTS VILLAGE

### PLANNING COMMISSION

#### MINUTES

March 19, 2015  
Johnston

**Present:** Commissioners Jan Johnston, Paula Dix, Jeff Kendall  
**Excused:** Chairperson Jeff Jochums, Commissioner Bennet Yen  
**Staff:** Planner Mona Green, Deputy Clerk Angela Kulp

Commissioner Johnston called the meeting to order at 7:10pm.

**Minutes:** Commissioner Kendall moved to approve the February 26, 2015 minutes as written. Commissioner Dix seconded. Vote: 3 For, 0 Against. Motion carried.

Commissioner Dix reported while attending the March Council meeting, the Council discussed the Tree Code but agreed not to send it to the Planning Commission for further study at this time.

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

#### **NEW BUSINESS: ROW Parking**

The Commission discussed the distributed redlined copy of the Parking Code as done by Planner Green. Commissioner Johnston argued resident vehicles should not be parked on the town right-of-way but only on private property, especially given the current front setback of 20 feet and the prevalence of two car garages gives adequate space for four vehicles total. She noted some examples where the absence of this has been a problem and her concern focused on newer properties. Commissioner Kendall agreed and added if ROW parking was increased, the village would be full of cars and gravel or asphalt. Commissioner Dix and Deputy Clerk Kulp noted that the current ROW code requires 85% ROW green space. They also noted that although new development must adhere to current codes, many existing properties are non-conforming. They argued there is not adequate space for all residents to park on their own private property so Town ROW is their only choice for multiple vehicles, leaving enforcement and alternatives as a critical portion of this discussion, yet to be determined.

Discussion ensued, and after much deliberation, Commissioner Johnston moved to strike the second sentence of the Parking Code Chapter 10.10.020 section (2) which read, "If this is not possible, these vehicles may be parked on the town right-of-way portion of the driveway, as long as line of sight is not impaired." This left section (2) of Parking Provisions to read only, "Vehicles that are owned by a resident shall be parked on that resident's private property." Commissioner Kendall seconded. Vote: 3 For, 0 Against. Motion carried.

Discussion ensued again in section 10.10.040 in the final Enforcement section and after Commissioner Dix noted a 72-hour, notice would double the 72-hour timeframe prompting a violation. Commissioner Kendall suggested a 24-hour notice for that violation would be sufficient and noted that further the wording was redundant. The commissioners agreed to have Planner Green tighten the wording.

Planner Green summarized April's goal on this ROW parking topic should be a final review of these changes and a vote on the recommendation to the Council. She also suggested the parking recommendations could be summarized as follows, which the commissioners wanted to wait and confirm at April's meeting:

- Tighten parking restrictions, enforce existing codes and define "temporary".
- Continue to encourage WABA to develop their own parking regulations of their parking lots as a possible alternative parking solution off-season.
- Develop future parking on ROW where available, based upon CREÄ's suggested guidelines and COB Fire Marshal concerns.

### **NEW BUSINESS: Historic Homes**

Planner Green shared with the commissioners that after reviewing all of the documents handed out on this topic, there are a couple of directions to pursue but the discussion should begin with *what is the intention or end result*. She summarized the goals could be perhaps:

- Educate the public using the valuable resources available through King County and State's DAHP.
- Strengthen the codes, or not, by exploring possible mechanisms of historic preservation.

Planner Green noted upon further review of the conservation district overlay to zoning, that it works best in larger cities with neighborhoods. To focus on it here might mean the entire town would need to be a conservation district given the village's size, unless all the structures of concern were in the same area or street, then a district within the town could be identified. She suggested discussing this idea further in April, along with these additionally:

- Define significant homes and identify what makes this historically significant to this community.
- Identify and count these properties for reference.
- Determine from the Council if they could be interested in using this information to identify any structures for potential public use should an opportunity arise in the future.

The Commission agreed discussing all these points further at the next meeting would be a good way to determine and confirm what the goals are and how to achieve them. Deputy Clerk reminded the commission the goal is in finding and framing voluntary incentives as they relate to either education or codes and perhaps the WABA History Committee could focus on some of the education goal. Commissioner Dix offered a field trip around the village and working with the WABA History Committee might be a good way to determine significant historic homes and educating the public. Deputy Clerk

distributed DAHP's myth debunking notes for future discussion and reference in determining how they could be used in the education goal.

**Adjourn:** Commissioner Johnston moved to adjourn the meeting. Commissioner Dix seconded. Meeting adjourned at 9pm. Vote: 3 For, 0 Against. Motion carried.

**Next Meeting:** The next meeting will be at Commissioner Jochums' home on Thursday, April 16, 2015, 7:00pm.

Respectfully submitted,  
Angela Kulp, Deputy Town Clerk