



## TOWN OF BEAUX ARTS VILLAGE

### PLANNING COMMISSION

#### MINUTES

May 21, 2015  
Yen

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

**Excused:** None

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

Hosting Commissioner Yen called the meeting to order at 7:03pm.

**Minutes:** Commissioner Kendall moved to approve the April 16, 2015 minutes as written. Chairperson Jochums seconded. Vote: 5 For, 0 Against. Motion carried.

**REPORTS:** Commissioner Dix reported the Council would be returning the ROW Parking issue back to the Planning Commission once they have identified additional clarification needed for the Sheriff to then implement and enforce.

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

#### **NEW BUSINESS: Historic Preservation**

The Commissioners began their discussion by trying to boil down their intentions for the focus on historic preservation. Commissioner Dix suggested a poll, sharing her dream of preserving the oldest homes first, and maybe narrowing down some future “town hall” prospects, and tossed out an idea about a voluntary attachment to a deed.

Commissioner Jochums shared the importance of keeping it simple by limiting restrictions and bringing awareness. Commissioner Yen urged finding a balance between two different topics of preserving the old and encouraging the new to “fit” into our unique surroundings, both through incentives. Commissioner Johnston pointed out some properties are worth preserving and some are not, regardless of age.

Commissioner Dix suggested a real estate excise tax could be a means of obtaining money to be used for historic home preservation. She provided the example of the San Juan Island Land Bank where over a 24-year period (starting in 1990), islanders twice voted to in favor of a 1% excise tax to be paid by buyers in real estate in the San Juan’s. This pool of money was set aside exclusively for the purchase of properties deemed worthy of preservation in perpetuity. Deputy Clerk Kulp noted this sounds like how our current “heavy truck fee” is used for road maintenance. Planner Green suggested such an idea could also be used for grants as a tool to accomplish one of the goals to be established. After much deliberation, they agreed at a minimum, their intention is to raise cultural awareness and set the tone on the importance of historic preservation in this community.

Before narrowing down any other intentions, goals or specific incentives, Commissioner Yen summarized the importance of getting the property owner's perspective and thereby moved to invite these owners of the oldest homes to the June meeting as guests, to solicit feedback. Commissioner Dix seconded. Vote: 5 For, 0 Against. Motion carried. The commissioners agreed although all village property owners were welcome to share feedback, their personal invitations would focus on the property owners whose homes had already received a WABA Centennial plaque.

Design Review: Deputy Clerk Kulp distributed copies of past, repealed Ordinances, numbers 53, 216 and 263, along with the previous *Architectural Review Board (ARB)* history in Beaux Arts which was disbanded in 1997 for two reasons:

- There were unenforceable provisions in previous ordinances.
- The Council created a Board of Adjustment to hear variances in lieu of the Council.

Planner Green noted these reasons just mean they had a bad ordinance and pointed out the Board of Adjustment had nothing to do with an ARB.

Deputy Clerk Kulp noted a contracted, independent Hearing Examiner has since replaced the previous Board of Adjustment. Planner Green shared additional guidance from the Municipal Research Service Center (MRSC) regarding the use of Design Review as part of permit approval. The MRSC guidance included links from other jurisdictions and how they handle this process. The Commissioners discussed and deliberated at length the merits and challenges of any ARB. Upon reaching a stalemate, they agreed the property owner feedback next month might determine for them whether an ARB is worth future discussion or not.

**Adjourn:** Commissioner Yen moved to adjourn the meeting. Commissioner Johnston seconded. Meeting adjourned at 8:52pm. Vote: 5 For, 0 Against. Motion carried.

**Next Meeting:** The next meeting will be at Commissioner Kendall's home on Thursday, June 18, 2015, 7:00pm.

Respectfully submitted,  
Angela Kulp, Deputy Town Clerk