



## TOWN OF BEAUX ARTS VILLAGE

### PLANNING COMMISSION

#### MINUTES

September 8, 2015  
Hudson

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

Chairperson Jochums called the meeting to order at 7:09pm during the regular Town Council Meeting, when Mayor Leider gave the Planning Commission the opportunity to present two topics.

**MINUTES:** Minutes were not discussed during this meeting.

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

#### **NEW BUSINESS: Zoning Code**

Mayor Leider allowed Commissioner Johnston to make her statements; she explained that with the current boom in construction, the Planning Commission thought it would be wise for Beaux Arts to study the current zoning code in an effort to keep Beaux Arts unique. She passed around photos of homes that demonstrated “good” and “bad” examples of zoning in Beaux Arts. Commissioner Johnston also noted to the Council that Beaux Art’s height restriction allows up to 30’ whereas other small, nearby jurisdictions like Clyde Hill and Medina only allow 25’ in height. The Town Council had a number of concerns and questions, so discussion then ensued, clarifying points of concern. Mayor Leider then reminded the Town Council this was just a request to “study” the zoning, upon which the large majority of the Town Council agreed to allow the Planning Commission to move forward with the study. Water District Supervisor and longtime resident, Bob Durr, was in attendance and commented that he was un-supportive of any changes, but would listen to what information is obtained from the Planning Commission’s efforts.

#### **NEW BUSINESS: Historic Preservation- Certified Local Governments (CLG’s)**

Once the Town Council agreed to Commissioner Johnston’s request about Zoning, the Council meeting resumed for another 30 minutes until Mayor Leider recognized Commissioner Dix at 7:50pm to talk about Beaux Arts becoming a CLG / Certified Local Government. Commissioner Dix began her discussion by noting that becoming a CLG has several benefits, including increasing property values and stability within the neighborhood and community. She handed out pamphlets and explained that historic

homes typically need to be 50 years or older but that Beaux Arts could eventually make its own specifications. Ms. Dix explained that saving the exterior is what is critical, and a home's interior would not be impacted by historic preservation.

Ms. Dix quoted several sources which verify that historic preservation provides perception of area stability and as such adds dollar value. In the historic district of Phoenix, homes a century-old or greater are "among the most expensive and coveted in the metropolitan area." (August 2, 2015 – *Seattle Times* article by Jon Talton) The experience in Mesa, Arizona, per preservation officer Tony Felice, is that homes designated historic have seen their "property values increase 30 to 35% even without doing anything to the house." Other advantages were discussed about potential tax advantages in which "qualified" improvements could not be added to a home's value, thus property taxes would not necessarily increase if the owner was to make improvements. Good general discussion was ensured with Mayor Leider, and Councilmembers Tom Stowe, Mike Hillberg & John Gillem all participating. The Town Council then agreed to allow the Planning Commission to take the next steps toward looking into establishing Beaux Arts as a Certified Local Government and suggested the Planning Commission consider any operational impact to the Town.

**Adjourn:** Chairperson Jochums moved to adjourn the meeting. Commissioner Johnston seconded. Meeting adjourned at 8:17pm. Vote: 3 For, 0 Against. Motion carried.

**Next Meeting:** The next meeting will be at Councilmember Yen's home on Thursday, October 15, 2015, 7:00pm, making this special meeting count for September.

Respectfully submitted,  
Angela Kulp, Deputy Town Clerk, with assistance from Chairperson Jochums