



## TOWN OF BEAUX ARTS VILLAGE

### PLANNING COMMISSION

#### MINUTES

September 29, 2016  
Johnston

**Present:** Commissioners Jan Johnston, Paula Dix, Hans Juhle and Jeff Kendall

**Excused:** Chairperson Bennet Yen

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

Commissioner Johnston called the meeting to order at 7:12pm.

**MINUTES:** Commissioner Kendall moved to approve the September 15, 2016 minutes as amended for clarification. Commissioner Dix seconded. Vote: 4 For, 0 Against. Motion carried.

#### **OLD BUSINESS: Historic Preservation-**

##### **Certified Local Governments (CLG's), Mission Statement and Private Covenants**

Commissioner Dix reported that WA DAHC shared a list with her of several CLG examples for the Council, including the recommended jurisdictions of Cheney, Millwood and Olympia. Commissioner Dix agreed to contact these cities for CLG feedback for the Council's benefit.

Commissioner Juhle reported the *Mission Statement of Home Design Guidelines* had been completed with minor edits. Planner Green will send this statement with a cover letter to the Council for their October meeting.

Commissioner Juhle inquired about the Council's feedback on the Commission's voluntary Private Covenant suggestion. After some discussion, the commissioners decided having a template for the Council to review, along with steps a homeowner can take to accomplish a voluntary Private Covenant was important. Commissioners Juhle, Kendall and Dix agreed to ask their title and land use contacts for examples of residential private covenant templates and procedures currently being used, to bring and discuss further at the next meeting.

#### **OLD BUSINESS: Zoning Code**

Commissioner Johnston led the Zoning discussion, continued from the last meeting.

- **Ceiling height; impacts to volume/mass of structure:** Commissioner Juhle's suggestion from the last meeting was revisited. Consensus was to treat the proportion of any room with ceiling height in excess of 14 feet (**measured horizontally**) as counting as additional Gross Floor Area. (GFAR). Discussion centered on examples with different calculations.

- **Façade modulation:** Planner Green shared the Zoning Code draft of section 18.10.080 with the approved revisions from the last meeting, of allowable setback intrusions as a way to encourage façade modulation. Discussion ensued on wording modifications for the draft and confirmation of calculations. Planner Green agreed to revise the draft with suggestions as requested.
- **Plate height:** The debate over plate heights continued from June's meeting but no consensus was reached. Commissioner Juhle pointed out that without some reference to roof slope, a specific plate height (either 19' or 20') did not accurately describe the intent because a very steep roof added to any plate height could still essentially create a box which the Commission sought to avoid.

Discussion of zoning details will continue at the next meeting.

**NEW BUSINESS:** There was (no) new business.

**Adjourn:** Commissioner Kendall moved to adjourn the meeting. Commissioner Juhle seconded. Meeting adjourned at 9:20pm. Vote: 4 For, 0 Against. Motion carried.

**Next Meeting:** The next meeting will be at Commissioner Yen's home on Thursday, October 20, 2016, at a special time of 6:30pm instead of 7:00pm as usual. Commissioner Johnston agreed to host as an alternate location if Commissioner Yen has any conflicts.

Respectfully submitted,  
Angela Kulp, Deputy Town Clerk