



## TOWN OF BEAUX ARTS VILLAGE

### PLANNING COMMISSION

#### MINUTES

October 20, 2016  
Johnston

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

**Excused:** Chairperson Bennet Yen and Jeff Kendall

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

Commissioner Johnston called the meeting to order at 6:43pm.

**MINUTES:** Commissioner Dix moved to approve the September 29, 2016 minutes as amended for wording clarification. Commissioner Juhle seconded. Vote: 3 For, 0 Against. Motion carried.

#### **OLD BUSINESS: Historic Preservation- Certified Local Governments (CLG's) and Private Covenants**

Deputy Clerk Kulp reported the Town Attorney has confirmed the CLG draft ordinance constitutes a land-use regulation. Therefore, when the Planning Commission has the ordinance in a form they consider final draft they must hold a public hearing to receive comments about the proposed regulations. After the hearing, the Planning Commission will then forward a recommendation (accompanied by minutes and the final draft ordinance) to the Council for review and action. Copies of the current draft were distributed; the Commission agreed to consider it the final draft. Upon reviewing schedule considerations, Commissioner Juhle moved to hold the CLG Public Hearing during the Commission's November meeting. Commissioner Dix seconded. Vote: 3 For, 0 Against. Motion carried.

Commissioner Dix reported she had not yet contacted Cheney, Millwood and Olympia for CLG feedback but will do so prior to the November meeting to learn if their responses are favorable or unfavorable, per the Council's request.

Commissioners Juhle and Dix reported they did not have any success after several attempts in reaching out to their commercial real estate contacts in securing any examples of current residential private covenant templates and procedures. Commissioner Johnston notes she knows of two land use attorneys and she agreed to contact them for a private covenant template. Planner Green reminded that the private residential covenant Beaux Arts wants to consider will be voluntary for the property owner. She noted the covenant would be only between the property owner and King County and not involve the Town, but could be recorded with the county if pursued.

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

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

- **Ceiling height; impacts to volume/mass of structure:** The Commissioners discussed wording on ceiling heights that will be added to the Zoning Code draft under GFAR.
- **Façade modulation:** Planner Green shared the Zoning Code draft revisions of section 18.10.080 with the approved revisions from the last meeting involving dimensions of allowable setback intrusions, which was accepted by all the commissioners.
- **Plate height:** After review of ceiling heights, consensus settled on a plate height of 19' with the exception of dormers and shed roofs. Plate height was defined, and discussion continued over slope and pitch of the overall roof but the commissioners agreed not to put restrictions on either the slope or pitch. Instead, focus was on the size and locations of dormers and shed roofs.

In the interest of time, the Commissioners agreed to table the rest of the Zoning conversation to the next meeting.

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

**Adjourn:** Commissioner Dix moved to adjourn the meeting. Commissioner Juhle seconded. Meeting adjourned at 8:48pm. Vote: 3 For, 0 Against. Motion carried.

**Next Meeting:** The next meeting will be at Commissioner Dix's home on Thursday, November 17, 2016, at 7:00pm as usual.

Respectfully submitted,  
Angela Kulp, Deputy Town Clerk