



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

December 15, 2016
Kendall

Present: Commissioners Jan Johnston, Hans Juhle, Jeff Kendall and Paula Dix (tardy)

Excused: Chairperson Bennet Yen

Staff: Planner Mona Green, Deputy Clerk Angela Kulp

Commissioner Juhle called the meeting to order at 7:09pm.

MINUTES: Commissioner Juhle moved to approve the November 17, 2016 minutes as amended. Commissioner Johnston seconded. Vote: 3 For, 0 Against. Motion carried.

OLD BUSINESS: Historic Preservation

Deputy Clerk Kulp reported the *Mission Statement* or *Home Design Guidelines* had not yet been added to the Town's website as that intention was apparently not clear enough to the Council in the Commission's request earlier this fall. After some discussion, the Commissioners agreed unanimously they were ready to move ahead and wanted the *Home Design Guidelines* to be posted to the Town's website. Commissioner Juhle moved the Commissioners request Clerk Treasurer Spens post the *Home Design Guidelines* to the website for them as soon as possible. Commissioner Dix seconded. Vote: 4 For, 0 Against. Motion carried.

OLD BUSINESS: Zoning Code

Commissioner Juhle summarized the Zoning Code amendments under discussion thus far in a comprehensive overview. Commissioner Johnston moved to approve the Zoning amendments but there was no second, so the commissioners agreed to discuss the proposed changes in detail with this motion as a goal for the evening.

Commissioner Dix requested to clarify the intent of 18.10.080(8) (b) on setback intrusion for architectural elements to be confined to the first floor only and the commission confirmed as such. Commissioner Johnston wanted to revisit construction time limits; discussion ensued. Commissioner Juhle clarified and offered an additional definition for remodel in the amendments, noting Ms. Johnston's concern was over the codes and endless trucks. He also shared his concern over the unintended consequences which Town Planner Green confirmed. The Commission then moved onto other topics without action to the remodel definition or to construction time limits.

Commissioner Juhle brought up a concern over setbacks where a setback abuts the Town, he noted it is not infringing or harming the neighbors and therefore proposed a side or rear setback abutting the Town be treated as a side setback to allow a homeowner to spread out a bit and let some nonconforming homes become

conforming. Commissioner Kendall reminded there is a variance process for those situations and discussion ensued again over regulations being palatable or sweetened over unintended consequences. Commissioner Juhle recommended adding to section 18.10.080(11) "any rear setback abutting 108th or 30th shall be 10' from the property line". But Planner Green noted the Zoning for those areas would have to be a separate zone which is a separate discussion; all agreed to table for now. Planner Green also pointed out that changing any rear setback is contrary to the Issaquah Highlands concept of activity in the front. After further discussion, the commission agreed to leave the Zoning draft as is.

The commissioners inquired where we go from here. As for the outstanding topics in the Zoning Code, the commission agreed to table any discussions on green space or separate zoning areas, and keep these topics separate from this Zoning Code draft. Realizing they were happy with the impervious definition from June's meeting, they agreed amendments to the Zoning Code for this go-round were now complete and ready for the Council. Commissioner Johnston moved to accept the Zoning code as drafted December 15, 2016, to include a Reader's Guide by Planner Green, and hold a public hearing at January's meeting with the intention of recommending it to the Council upon completion of that hearing. Commissioner Dix seconded. Vote: 3 For, 1 Against. Motion carried.

NEW BUSINESS: There was (no) new business.

Recognizing this as Commissioner Johnston's last official meeting, the Commission thanked her for her service. She promised she would attend the public hearing to officially see the Zoning discussion through to the Council.

Adjourn: Commissioner Johnston moved to adjourn the meeting. Commissioner Dix seconded. Meeting adjourned at 8:58pm. Vote: 4 For, 0 Against. Motion carried.

Next Meeting: The next meeting will be at Commissioner Dix's home on Thursday, January 19, 2016, at 7:00pm, which will include a public hearing on the Zoning Code.

Respectfully submitted,
Angela Kulp, Deputy Town Clerk