



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

April 20, 2017
Howes

Present: Chairperson Aletha Howes, Commissioners Paula Dix, Hans Juhle, and Kim Moloney

Excused: Commissioner Jeff Kendall

Staff: Planner Mona Green, Deputy Clerk Angela Kulp

Guests: None

Chairperson Howes called the meeting to order at 7:09pm.

MINUTES: Commissioner Juhle moved to approve the March 16, 2017 minutes as amended. Commissioner Moloney seconded. Vote: 4 For, 0 Against. Motion carried.

ADMINISTRATIVE: There were no administrative changes to last month's recommendations, and no reports to share at this time.

OLD BUSINESS: Zoning Code

The Commissioners began their discussion to clarify some key Council concerns on the returned Zoning Code draft. The Council confirmed in March that they did not want to pursue anything on the proposed Zoning Code draft that could cause problems later or perhaps add to any additional non-conformity. The Council had requested to better understand:

- **Pervious/Impervious:** The reason for re-defining gravel as an impervious surface and how that change impacts lot coverage on existing properties. The Council noted the proposed change in the definition of "impervious surface" will create new nonconformities on properties through no action of the property owners. The Council suggested that there may be other options for addressing stormwater runoff.
- **Plate Height:** An explanation of plate height. The Council was concerned a proposed change in GFAR calculations may create new non-conformities and would like to see the impact of the proposed change.
- **Setbacks:** The allowance of front and rear setback encroachments. The Council had noted the proposed code touches on minimum lot size but makes no mention of a minimum width and the proposed code changes do not contemplate a change in the current minimum lot size despite the fact that nearly 40% of the lots in Beaux Arts may be smaller than the current minimum.

Pervious/Impervious: Commissioner Moloney initiated the pervious discussion with the State Department of Energy's best practices to manage storm water since the Town

has adopted the State's storm water regulations. Reducing street sizes is one example where the Town is ahead of the game. Town Planner Green noted Beaux Arts is so small that we're exempt from most DOE regulations. Percentages of pervious lot coverage from other jurisdictions were discussed at length. Commissioner Moloney noted the importance of remembering what we're trying to discourage when we develop new regulations.

Discussion ensued on the storm water run-off impact on the Rights of Way and how to regulate that run-off through permitted processes and code compliance issues. This is especially an issue where ROW green space has been removed by neighboring property owners and not replaced, contributing to erosion and storm water run-off. Commissioner Moloney proposed instead to keep gravel and pavers as pervious; she noted the current proposal to change the treatment of these materials as impervious will throw numerous homes out of compliance adding to more non-conformity the Council wanted to avoid.

Planner Green reminded the Commissioners of the two different standards by the State and the Town for these materials. When the discussion suggested changing the 35% thresholds, Planner Green encouraged the 35% to remain for GFAR and Lot coverage, cautioning against additional non-conformity and unintended consequences. Commissioner Howes brought the discussion back on how to answer the Council. She inquired if the Commission sees these proposed Zoning changes as required or not. If the changes are necessary, she suggests changing the definition of pervious and impervious, rather than change what materials or percentages are allowed. After further discussion, Planner Green agreed to clarify definitions used by the State and other jurisdictions by May's meeting.

Plate Height: Commissioner Moloney noted with plate height that again, additional non-conformities would arise and urged the Commission to think through all the unintended consequences. She cited several examples in the Town where adding the plate height would restrict many beloved homes from being built again and agreed with Planner Green that the proposed plate height restriction would make plan reviews much more challenging. After much debate, Commissioner Juhle suggested keeping the 14' ceiling proposal but eliminating the plate height proposal. Commissioner Dix agreed she'd be happy to reconsider plate height, if the Commission could find another way to address limiting visual impact or bulk, and limiting a structure's looming presence. She noted previous Commissioner Johnston had recommended and pushed plate height for these concerns. The commissioners agreed; Commissioner Moloney and Planner Green will research additional ways to address these concerns for May's meeting.

In the interest of time, the commissioners agreed to focus their remaining time on prioritizing their focus for the year's discussions. Commissioner Moloney had questions about the ROW Code and felt reviewing this code for landscaping the ROW may assist the Zoning Code discussion. Deputy Clerk Kulp agreed to distribute a copy of the ROW Code for the commissioners to review before May's meeting.

Chairperson Howes and Commissioner Juhle agreed since development had not increased as was feared a year ago, perhaps it makes sense to eliminate anything complicated, and simplify or clean-up the Zoning Code draft as a working document in May to pass onto the Council by June or July. The Commission agreed and Planner Green promised to have that Zoning Code working document ready for May's meeting.

NEW BUSINESS: CLG Commission, Bylaws, Registry

Commissioner Dix the Council passed Ordinance 428 allowing Beaux Arts to become a Certified Local Government (CLG) by establishing guidelines for historic preservation and adopting regulations for certification by the State of Washington as a Certified Local Government for the purpose of providing property-owner incentives to preserve and protect historic properties within the Town. She noted the Commission should make the next steps of the CLG process a priority before elections may alter the Council later this year. She reminded the Council had requested volunteers for the CLG Commission; Deputy Clerk Kulp promised to include a note in the May newsletter.

Adjourn: Commissioner Dix moved to adjourn the meeting. Commissioner Juhle seconded. Meeting adjourned at 9:00pm. Vote: 4 For, 0 Against. Motion carried.

Next Meeting: The next meeting will be at Commissioner Kendall's home on Thursday, May 18, 2017, at 7:00pm.

Respectfully submitted,
Angela Kulp, Deputy Town Clerk