



## TOWN OF BEAUX ARTS VILLAGE

### PLANNING COMMISSION

#### MINUTES

May 18, 2017  
Moloney

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

**Excused:** Commissioner Jeff Kendall

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

**Guests:** None

Chairperson Moloney called the meeting to order at 7:05pm.

**MINUTES:** Chairperson Moloney moved to approve the April 20, 2017 minutes as amended. Chairperson Moloney seconded. Vote: 4 For, 0 Against. Motion carried.

**COUNCIL REPORT:** There was no report.

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

Deputy Clerk Kulp had distributed a copy of the Right of Way (ROW) Code for the commissioners to review before May's meeting as requested. Commissioners chose to focus on fine-tuning the Zoning Code working document at this meeting. Planner Green led the discussion, going through the distributed Zoning Code working document with additional changes from April. The changes related to pervious surfaces, plate height and setbacks included:

- Removing reference to Building plate height
- Adding definition for impervious surface
- Reverting to previous definition of setback
- Adding definition for "structural coverage"
- Setting "structural coverage" area
- Setting Lot coverage area

Chairperson Moloney argued for allowing flexibility in the code for "lot coverage" to be set differently than for "structural coverage". (Planner Green had added "structural coverage" as a new description, in response to finding definitions used by the State and other jurisdictions.) Commissioner Dix noted as things stand now, she calculates 27% of homes are on lots less than 10,000 square feet (the conforming lot size). She noted while the initial goal was in part to be more in compliance with the state's stormwater regulations, the Council's concern of throwing more homes into non-compliance is real. However, all agreed impervious surfaces contributing to stormwater run-off should also be addressed with landscaping, even if as a separate discussion.

Guest and resident Steve Miller noted he served on the Planning Commission about 25 years ago and acknowledged the challenges of zoning here. Mr. Miller suggested the Commission look for ways to add flexibility and incentives to the code in exchange for maintaining character and green space, which would give value to the owner and community. He reminded the Commission how zoning can shape the community's direction and thanked the Commission for their efforts.

Commissioner Juhle noted the current Zoning Code draft may reflect the best fit now for general purposes but perhaps it could best be complimented by flexibility in the variance process. He noted we're almost there but the way it's presented does matter and he reflected how it feels like we're tightening not loosening the current Zoning Code. Commissioner Dix disagreed, noting we're keeping setbacks, height and GFAR as is, and aiming to limit only volume of a structure. Commissioner Howes summarized, noting that removing the plate height recommendation may assist with flexibility, and additional expected non-conformance. Chairperson Moloney agreed with Planner Green that the current draft is simplifying previous recommendations as the Council requested. Concern was noted for the smallest and largest lots over structure size and Planner Green reminded that the code already has a provision to allow the smallest lots a minimum square footage, as well as limits to the largest lots for a maximum square footage. After some discussion about limiting the maximum even further, it was agreed to leave it alone as it had not been an issue.

Discussion ensued about the variance criteria and Town Planner noted three criteria are set by the state but have been modified by the Town, and the other two criteria had been set by the Town. All agreed that removing some variance criteria might be a good trade off to allow for more flexibility, remembering the current Council and Mayor do not want to regulate design. Planner Green read the State RCW for required variance criteria; consensus was quickly reached to mimic this RCW exactly for the criteria that must remain for consistency. The commissioners agreed that simplifying the variance criteria would be beneficial.

The remaining time focused on ideal percentages for structural coverage versus lot coverage. Planner Green promised to revise the current working Zoning Code draft as agreed upon, and all agreed they will confirm if it's ready to pass to the Council in July and prepare for the Council presentation at their June meeting.

**Adjourn:** Chairperson Moloney moved to adjourn the meeting. Commissioner Juhle seconded. Meeting adjourned at 9:14pm. Vote: 4 For, 0 Against. Motion carried.

**Next Meeting:** The next meeting will be at Commissioner Dix's home on Thursday, June 15, 2017, at 7:00pm.

Respectfully submitted,  
Angela Kulp, Deputy Town Clerk