



## TOWN OF BEAUX ARTS VILLAGE

### TOWN COUNCIL MINUTES

July 11, 2017

Leider

Mayor Leider called the meeting to order at 7:00 pm. Clerk-Treasurer Spens administered the Oath of Office to new Councilmember Paula Dix.

**PRESENT:** Mayor Leider, Councilmembers John Gillem, Mike Hillberg, Paula Dix, and Tom Stowe. Councilmember Wade Morlock arrived at 7:20pm.

**EXCUSED:** None.

**STAFF:** Clerk/Treasurer Sue Ann Spens, Deputy Clerk Angela Kulp, Town Planner Mona Green.

**GUESTS:** Water Dept Supervisor Bob Durr, Planning Commissioners Aletha Howe, Hans Juhle, and Kim Moloney; WABA Secretary Susan Bogert; Jan Johnston, Carol Clemett.

**MINUTES:** Councilmember Hillberg moved to approve the June 13, 2017 minutes, as amended. Councilmember Gillem seconded.

Vote: 4 For, 0 Against, 0 Abstain. Motion carried.

**WARRANTS:** Councilmember Stowe moved to approve the July 11, 2017 warrants, numbers 14647 through 14664 in the amount of \$20,464.89. Councilmember Gillem seconded.

Vote: 4 For, 0 Against, 0 Abstain. Motion carried.

#### **CLERK'S REPORT:**

**SHREDDER DAY:** Clerk-/Treasurer Spens commented that she has about 15 boxes of old records to destroy, which will cost about \$100 to \$150 to shred off-site. Medina holds a Shredder Day event in conjunction with Medina Days, and residents are encouraged to bring sensitive records to the event for professional shredding. This event costs Medina about \$400, and the Medina Police Department says it is very popular. Rather than hauling the 15 boxes of records to a shredding facility, Ms. Spens asked if the Council would be interested in hosting a Beaux Arts Shredder Day, perhaps in association with the Fall Clean Up. It was the consensus of the Council that this is a valuable service to offer residents. Clerk/Treasurer Spens will contact several shredding firms in the area for service quotes.

**KING COUNTY ANIMAL SERVICES CONTRACT:** Clerk/Treasurer Spens reminded the Council that in May they adopted Resolution No. 302 authorizing the Mayor to execute an Interlocal Agreement for Animal Services pending the agreement's approval by the King County Council and provided the County Council's changes, if any, were not substantive. The King County Council recently approved the proposed agreement with minor, but not substantive changes, and Mayor Leider will sign the agreement tonight.

**MARSHAL'S REPORT:** Nothing to report.

**WATER REPORT:** Water Dept Supervisor Bob Durr reported that the Town is on Bellevue water, because the well pump failed. Linder Electric has examined the pump and determined that it cannot be repaired. He is working with PumpTech and Aquatech to obtain bids for purchasing and installing a new Franklin pump and motor at an estimated cost of \$16,000. He estimates that the work can be completed in a week. It was the consensus of the Council that Mr. Durr should notify Mayor Leider when bids are available so that Mayor Leider can authorize the work to proceed.

Mr. Durr also reported that the Water and Street Departments have obtained bids for surveying the area around the 103<sup>rd</sup>/SE 28<sup>th</sup> intersection. The water main in this area has been leaking for some time and needs to be repaired or replaced, and the survey will help both the Water Department in completing its work and the Street Department in completing needed street repairs after the water-main project is complete. He estimates that the survey will cost between \$12,000 and \$20,000. It was the consensus of the Council that Town Engineer Stacia Schroder will review the final estimates and coordinate Mayor Leider's authorization of the work when appropriate.

**WABA REPORT:** WABA Secretary Susan Bogert reported that:

- BARF has had a successful race season, averaging nine racing boats each week.
- The Beach Moms have noted that some days there is no lifeguard on duty. They will be sure to post as appropriate.
- Kara Carlson is WABA's new BARF Commodore and is organizing a junior regatta for the July picnic.
- The first milfoil treatment was applied in mid-May. WABA reports noticeable improvement and is contemplating a second treatment after July 15<sup>th</sup>.
- Parking lot users who do not display the proper permits/placards are now receiving warnings. WABA is considering employing towing services for repeat offenders.
- WABA will meet with representatives of the King Conservation Group (which funded shoreline improvements) to explain what was accomplished with grant money and why.
- The project manager for a property owner who shares a boundary with the WABA beach property and WABA's North Beach Road recently met with Town building staff and WABA to discuss road and parking use during planned construction on that owner's property. All outstaying issues and concerns have been resolved.
- The WABA Commons Master Plan continues to be implemented. The Center barbecue is complete and open for use. The WABA Board is looking at other projects, including possible parking-lot improvements.
- There were two boating accidents near our beach. Neither involved Beaux Arts residents, but one involved the swimming area.
- Bob Durr added that Bellevue Fire Department appeared in the North Beach parking area with an engine company intending to practice water rescues. He noted that maneuvering was difficult at best.

**APPEARANCES:** Town Planner Mona Green commented that the Planning Commission wanted time at tonight's meeting to give a brief presentation of the Zoning Code changes they wish to recommend to the Council for adoption. Commissioner Moloney asked if the discussion could be made a full agenda item. Mayor Leider commented that the Council's

agenda for the night was already quite full, and since the Council would not be able to take action tonight, it makes sense to hear the Planning Commission's recommendations now.

Ms. Green outlining the changes in four points:

1. The current Zoning Code restricts lot coverage to 35% of the lot size. The lot coverage calculation currently includes all impervious surfaces on the lot, regardless of purpose or composition. Gravel and pavers have been assumed to be pervious, when this many not actually be the case. In recent projects, newer homes use the full 35% for structures on the lot and then make extensive use of gravel or pavers for driveways, walkways, etc. The Planning Commission recommends that the lot coverage calculation be divided into two segments: a 30% limit on structural coverage, including the residence and all other structures, and a 50% limit on lot coverage that would include all impervious surfaces. Gravel, pavers, low decks and similar surfaces would be treated as impervious. This change would guarantee that at least 50% of each lot would remain green space.
2. The Commission's previous proposed amendments included a restriction on "plate height". This recommendation has been abandoned for now, due to its complexity.
3. A new concept regarding Gross Floor Area (GFA) has been introduced. Newer projects often include areas with ceilings higher than 14 feet. The current calculation of Gross Floor Area Ratio (GFAR) does not incorporate ceiling height, just floor area. The Planning Commission recommends that the GFAR calculation be altered to include the additional floor area for rooms with ceilings higher than 14 feet.
4. Minor changes would allow items of architectural interest into setbacks. These items would include bay windows, greenhouse windows, etc. with restrictions on their sizes

Ms. Green distributed a redline version illustrating how BAV MC 18.10 Zoning would change if these recommendations are approved.

Council discussion focused on a couple of concerns:

- The changes present an improvement over the current code, but they worry about the effect on the smaller lots.
- Current owners bought property under the existing rules. Changing the rules in this way feels a bit more like a stick than a carrot.
- There are advantages and disadvantages to the recommended changes. One big advantage would be reduced stormwater runoff.
- There is no evaluation of the impact on existing structures, i.e. how many are made non-conforming by these changes.

Ms. Green pointed out that the variance criteria have also been tweaked, reducing the number from five to three, and focus on the fact that the variance not grant special privilege, be required by special circumstances on the property, and not be detrimental to other property in the vicinity. She also noted that, because the proposed changes differ somewhat from those discussed at the Planning Commission's public hearing in January, the Commission will hold another public hearing in August (out of a preponderance of caution). They will forward the

results of the hearing and their final recommendation to the Council shortly thereafter. The Council will review the proposed changes and recommendations at their September meeting and determine whether to hold a public hearing to discuss and act on them in October.

Mayor Leider also noted that he is consulting with the Town Attorney about the definition of a family is consisting of up to six unrelated persons. He noted that WABA is concerned about the impact this definition has on the number of people parking at and using the beach.

**PUBLIC HEARING: PROPOSED ORDINANCE NO. 428 ADOPTING THE 2018 - 2023 CIP / TIP:** Councilmember Gillem outlined the current version of this Capital Improvement Plan, noting that there are still needed revisions for specific projects.

Mayor Leider opened the public hearing at 8:22 pm. Kim Moloney asked that the CIP include projects for traffic calming. As there were no further comments, Mayor Leider closed the public hearing at 8:23 pm.

On discussion, it was the consensus of the Council to postpone action on the proposed ordinance until September when cost estimates can be further refined.

Councilmember Gillem asked Councilmembers to provide their updates to him as quickly as possible. Mayor Leider added that he would like to see yearly totals added to the spreadsheet.

**POSSIBLE SAFETY IMPROVEMENTS ALONG “THE ARTERIAL”:** The Council discussed a number of ideas for improving safety at the intersection of 104<sup>th</sup> Ave SE, SE 28<sup>th</sup> St, and 105<sup>th</sup> Ave SE along the route commonly called the “Arterial”. There are currently stop signs on some, but not all, of the corners in this complicated interchange. Ideas included adding stop signs to corners that currently do not have them and adding “Oncoming Traffic Does Not Stop” signs. Councilmembers noted that this section of road was called out as problematic in the ROW Master Plan, but the structural changes recommended in that plan involved reconfiguring the street alignments and were deemed expensive.

Mayor Leider suggested that the Council hire a traffic engineer to study the intersection and recommend changes based on the Arterial’s current configuration. It was the consensus of the Council that Mayor Leider should contact one or more traffic engineers to obtain a ballpark figure for conducting a study.

**PROCUREMENT POLICY:** Clerk/Treasurer Spens presented her draft of a procurement policy for the Town. The intent of the policy is to clarify the procurement process for staff and the Council, to establish spending and approval limits, to summarize the documentation required for each type of project/spending level, and to ensure that we handle and document our public-works projects consistently and in accordance with state statutes.

The Council will begin reviewing the policy for further discussion at future meetings.

**VILLAGE HALL UPDATE:** No update.

**NEIGHBORHOOD TRAFFIC MITIGATION:** Kim Moloney commented that the City

of Bellevue seems to have unilaterally decided to restrict travel options for vehicles traveling southbound on 108<sup>th</sup> Ave SE between the hours of 4 and 7 pm on weeknights. They will be prohibiting southbound vehicles on 108<sup>th</sup> Ave SE from turning left onto southbound Bellevue Way AND from continuing southbound on 108<sup>th</sup> Ave SE. This makes it extremely difficult for Beaux Arts and Enatai-area residents to return home from downtown Bellevue during commute hours.

Councilmember Stowe explained that the decision was made based on traffic counts and is intended to eliminate cut-through traffic in Surrey Downs. It is a three-month pilot that is to begin this month.

**MAYOR AND COUNCILMEMBER REPORTS:**

**SURVEY PROPOSAL:** Councilmember Stowe reported that he and Water Supervisor Bob Durr have prepared a proposal for surveying the ROW roughly bounded by SE 27<sup>th</sup> / SE 28<sup>th</sup> and 104<sup>th</sup> SE / 103<sup>rd</sup> SE. to identify topographic, subterranean, and other features that may impact work on the water main and storm drain system in that area. To date, two firms (PACE and Axis) have submitted proposals, and Mr. Durr thinks a third may be forthcoming.

**MOTION:** Councilmember Stowe moved to authorize the Mayor to execute a contract with the appropriate firm for a price not to exceed \$21,000 for the described work.

Councilmember Hillberg seconded.

Vote: 5 For, 0 Against, 0 Abstain. Motion carried.

**STREET MAINTENANCE:** Councilmember Stowe reported that he and Town Engineer Stacia Schroeder are working to obtain bids for painting/stripping as follows: on all speed humps and stop bars, on the two crosswalks on 104th/105th, and on the lane markings along the 104th/SE 28th/105th arterial.

**MOTION:** Councilmember Stowe moved to authorize the Mayor to execute a contract to restripe street markings as described above at a cost not to exceed \$10,000. Councilmember Hillberg seconded.

Vote: 5 For, 0 Against, 0 Abstain. Motion carried.

**2Q2017 TREASURER'S REPORTS:** Councilmember Gillem reported that he has completed his review of the 2Q2017 Treasurer's Reports with supporting documentation and found them to be complete and accurate.

**ROW MAINTENANCE:** Councilmember Hillberg reported that he has arranged for Arborwell to remove a dead cherry from the 107th SE ROW near the entrance to Pitt Park. He has also scheduled miscellaneous pruning. Signature Landscaping completed quarterly ROW cleanup work per their schedule.

Councilmember Hillberg is working on a watering plan for the Angle Path. He is hopeful the need for watering will be very short-term, because the Academy Path is now established after just one year of supplemental watering.

**ROW IMPROVEMENTS:** Councilmember Hillberg reported that Lauchlin Bethune has started work on design improvements for the SE 29th/105th intersection.

**LEGAL SERVICES:** Mayor Leider reported that he is looking into options for new legal services for the Town.

**NEXT MEETING:** Clerk-Treasurer Spens reminded the Council that there is no regular meeting scheduled for August. The next regular Council meeting is scheduled for 7:00pm on Tuesday September 12, 2017 at Councilmember Stowe's home.

**ADJOURN:** Councilmember Stowe moved to adjourn the meeting at 9:30 pm.  
Councilmember Hillberg seconded.

Vote: 5 For, 0 Against, 0 Abstain. Motion carried.

Respectfully submitted,

Sue Ann Spens  
Clerk-Treasurer