



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

May 16, 2019

Laws

Present: Chairperson Jeremy Laws, Commissioners Kim Moloney, Steve Tegeler and James McCarthy

Excused: None

Staff: Planner Mona Green, Deputy Clerk Angela Kulp

Guests: Mayor Gillem

Commissioner McCarthy called the meeting to order at 7:01pm.

MINUTES: Chairperson Laws moved to approve the April 18, 2019 minutes as written. Commissioner McCarthy seconded. Vote: 4 For, 0 Against. Motion carried.

COUNCIL UPDATE: Mayor Gillem informed the Planning Commission of the following Council updates:

- A new Planning Commissioner is still forthcoming but not yet confirmed
- The Town is replacing the last of the original water line later this summer
- The Town is working on design and funding of a stormwater line for lower SE 27th St.

OLD BUSINESS: There was no old business to discuss.

NEW BUSINESS: 5G Technology Analysis

Mayor Gillem spoke to the commissioners about the massive FCC push for 5G, discussing frequency and network design changes from 4G. He shared a concern about access to all points in the village, and if there will still be dead spots with 5G. He reiterated a 60-day response with any carrier request that took effect January 1st of this year with the new FCC ruling, and the inability to deny that request. Therefore, he noted regulations must focus on what we can control, and without regulations we are exposed and may lack service.

Planner Green reiterated how other Point Cities have drafted ordinances that focused on design, which is something that can be controlled. Both the Mayor and Planner Green discussed the need for updated utility franchise agreements, and the need to better understand this technology for adequate coverage but agreed the Planning Commission may not be involved with those agreements, instead focusing on the zoning aspect of a new ordinance for 5G.

Discussion ensued about different types of poles, requirements and options such as leasing pole space, concern for what Bellevue is doing since we are surrounded by Bellevue, and potential piggybacking from other town boilerplates. Pros and cons were also discussed about contacting utility carriers and the timing of any such request. Mayor Gillem emphasized the importance of understanding first how Beaux Arts is different, and focusing on needed parameters and research, before discussing further with the Council, or reaching out to the public. He noted it's helpful to begin our comprehension of what can be located inside a pole, what can be undergrounded and how that impacts our trees, what landscape requirements can be included, tree impacts to sight lines, and service coverage. He urged the commissioners to focus on creativity, risk management and character preservation in this important long-term opportunity for our community.

In discussion of Yarrow Point's new ordinance and if it could be adapted to Beaux Arts, Planner Green noted Yarrow Point had 10 public meetings and most concerns were over issues the town was powerless to control. She encouraged the commissioners to put their emphasis on Beaux Arts' trees and its character, and how the line of sight will be impacted. She noted that Yarrow Point does not have vegetation requirements that Beaux Arts would want, and they have their utility lines undergrounded. Mayor Gillem noted this was too expensive in Beaux Arts and undergrounding utilities also significantly impacts our tree roots.

Planner Green urged the commissioners to focus on what sets Beaux Arts apart from other towns. After some discussion, consensus was reached on the need for research in four areas for 5G to include in a future ordinance here: designated corridors, Bellevue regulations, trees and vegetation, and co-location of carriers. Commissioner McCarthy wondered how to tailor these requirements to our unique setting and agreed to learn more about designated corridors. Commissioner Tegeler agreed to start researching and sharing Bellevue's 5G plans. Commissioner Moloney wanted to focus on trees and vegetation, and how this 5G process would impact any trees for removal versus selective pruning, and if we would have any control over this process. Chairperson Laws agreed to focus on co-location of carriers. The commissioners agreed to bring their research on these topics to the June meeting to add to an ordinance draft.

At the request of the commissioners, Planner Green agreed to redline Yarrow Point's 5G ordinance to tailor it more for Beaux Arts with applicable issues here for discussion at their June meeting. The commissioners targeted adding their topics to this draft for a Council review perhaps in July, prior to any public hearings potentially this fall. All agreed this schedule should work for Planner Green's scheduled summer retirement plans, and the Council not meeting in August.

NEW BUSINESS: VACANT HOMES

The agenda topic of a minimum maintenance standard for our Town's vacant homes will be tabled to a later date, with the commissioners in agreement that the 5G discussion is their priority until completed.

Adjourn: Commissioner Tegeler moved to adjourn the meeting. Commissioner McCarthy seconded. Meeting adjourned at 8:40pm. Vote: 4 For, 0 Against. Motion carried.

Next Meeting: The next regular Planning Commission meeting will be held on June 20, 2019 at 7:00pm at Commissioner Moloney's home.

Respectfully submitted,
Angela Kulp, Deputy Clerk