



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

June 21, 2007

Scott

Present: Acting Chairperson Karen Scott, Commissioners Jake Donoghue, Dennis Casey, Gordon Roberts

Absent: Commissioner John Chihak

Deputy Town Clerk: Angela Kulp

Acting Chairperson Scott called the meeting to order at 7:32pm.

Minutes: Acting Chairperson Scott moved to approve the May 17, 2007 minutes as written. Commissioner Casey seconded. Vote: 4 For, 0 Against, 0 Abstain. Motion carried.

Town Planner Mona Green was unable to attend. There was some discussion whether she was considered absent or not. It was determined by all that her attendance is welcome, but she need not attend *every* Planning Commission meeting. All agreed she should be invited to attend, particularly if there is discussion on changing a code. Commissioner Casey noted that her involvement and suggestions at our last meeting saved us many hours of deliberation.

Old Business-Zoning Change Clarification:

Acting Chairperson Scott, who was absent at the last discussion, asked for clarification and then agreed with the decision on *where* to measure from on the zoning clarification change. She asked Deputy Clerk Kulp to follow up with Clerk-Treasurer Spens to verify that this information was received and acted upon by The Town Council as requested, to amend the code.

Old Business- Reconstruction/Remodel:

The discussion of definition between reconstruction and remodel was taken up again from the April meeting. After reviewing notes from Town Planner Green on other jurisdictions from April's meeting, the commissioners discussed how we compare to other jurisdictions in regards to dollar value, inflation, percentage, non-conformity and home size. The commissioners agreed we are on the right track with limits to lot size and square footage to do what we can to keep mega-houses in check. Commissioner Casey asked: Do we raise the dollar value level, or do away with it and use another benchmark?

Commissioner Casey stated that he favors an inflation model tied to an adjustable percentage or another tier in the middle of our level for larger remodels.

Commissioner Roberts stated that he favors a higher dollar value tied to an index.

Commissioner Scott stated that she favors a percentage, not a dollar value.

Commissioner Donoghue stated that:

*He felt he should abstain from the conversation due to a direct conflict of interest.

*But if he were involved in the decision process, he would be in favor of no dollar limits so long as non-conformity did not increase. This would also include a complete tear down and rebuild per exact dimensions and non-conformity (example: the Kulp residence is a perfect example, again so long as non-conformity did not increase).

All commissioners agreed that *if* a dollar value was referenced as the dividing line between an existing remodel and an entirely new rebuild following current codes, it *must* be raised to something much higher than the current dollar value of \$250K.

All commissioners also agreed the focus must be on governing the outside of the structure to not increase non-conformity, and maintain the open space- *not* the inside of the structure in regards to this definition.

It was agreed by all commissioners to continue this discussion of definitions at the next Planning Commission meeting. Acting Chairperson Scott asked Deputy Clerk Kulp to verify the ordinances relating to definitions in question and the heavy truck fee now in effect. They are:

Ordinance 349, page 8: definitions of *reconstruction* and *remodel*.

Ordinance 339 discusses details of the *heavy truck fee*.

Resolution 233, page 2: shows the *fees* for the heavy truck fee.

All Ordinances and Resolutions are available on the Town website through building department links at: www.beauxarts-wa.gov/bldg_dept.htm.

New Business: There was no new business.

Next Meeting: Will be held on the 3rd Thursday of July, at Commissioner Casey's home, 7:30pm on July 19, 2007.

Adjourn: Acting Chairperson Scott moved to adjourn the meeting at 9:05pm. Commissioner Donoghue seconded. Vote: 4 For, 0 Against, 0 Abstain. Motion carried.

Respectfully submitted,

Angela Kulp
Deputy Town Clerk