



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

November 19, 2009
Stratton

Present: Acting Chairperson Dick Stratton, Commissioners Jake Donoghue, Scott Harpster, Gordon Roberts and Karen Scott.

Excused: None

Staff: Deputy Town Clerk Angela Kulp and Town Planner Mona Green

Guests: None

Acting Chair Stratton called the meeting to order at 7:08pm.

Minutes: Acting Chair Stratton moved to approve the October 15, 2009 minutes as written. Commissioner Scott seconded. Vote: 5 For, 0 Against. Motion carried.

OLD BUSINESS: ROW Ordinance Update

Planner Green reported the Council approved a ROW Ordinance at their October meeting. Deputy Clerk Kulp noted the current Ordinance should be available on the Town's website.

NEW BUSINESS: Shoreline Management Update

Planner Green reiterated to the Commission the State's interest in having all Shoreline Management Regulation Plans updated from 1974 and we have a three year grant from the State's Dept. of Ecology to accomplish this task. She explained what we are updating and redeveloping is like a comprehensive plan for our Shoreline.

The Commissioners reviewed and discussed the packet of overview information Planner Green had distributed, along with her draft of the Public Participation Plan, due in February. Part of this plan includes sending out letters soon to all "Key Groups" identified in the draft, to advise of our plan and ask if they want to be kept updated. She noted the Commission will also be establishing goals, and following a timeline of required scheduled updates, including public hearings and document updates as needed throughout the grant's study.

Ms. Green reported she met in October with *The Watershed Company* the Town hired, to work with us in updating our regulations, along with WABA's Shoreline contact, Joann Bromberg. WABA's grant to develop a *shoreline restoration plan* is also underway, and Ms. Green reiterated WABA's plan would dovetail nicely into the Town's plan. She noted *The Watershed Company* would also be doing an engineering study of wave action on our shoreline. Planner Green noted *The Watershed Company's* year-end report would be discussed at our January meeting. Ms. Green also noted there are two

other communities two years ahead of us on their plans, which will be helpful for us to watch as we go through this process.

NEW BUSINESS: Comprehensive Plan Update

Planner Green noted beginning in January, the Town also has a grant from the WA Dept. of Commerce of \$8500 to update the Town's comprehensive plan, which must be updated every 7 years. Our updated comprehensive plan is due to the Dept. of Commerce in 2011.

NEW BUSINESS: Wi-Fi

Acting Chair Stratton reported he is waiting to hear back from the Council but is continuing his research of Wi-Fi in the village and will keep the Commission posted.

NEW BUSINESS: \$1500 Exception Rule

Commissioner Harpster reported he has been researching again the details behind the \$1500 limit on the approved non-structural exemptions for a building permit http://www.beauxarts-wa.gov/pdf_files/Ords/ord265_bldg_code.pdf (Reference Section 5.b.1. (i) and found in the IBC that cities have the *option* to adopt this limit. Planner Green and Deputy Clerk Kulp noted their understanding is by adopting this option as Beaux Arts has, one can spend up to \$1500 in a calendar year for non-structural alterations and repair, but if we had not adopted it, a building permit would be required for ALL spending in this category, no matter how low the dollar amount. Commissioner Harpster noted he wanted to know how to raise this limit and would be checking with surrounding cities to determine how they handle their exemptions. Deputy Clerk Kulp noted she did not think the limit could be raised as it was set by the state and could either be adopted or not. Planner Green noted she believed Hunts Point had raised their exemption limit to \$2500 so Commissioner Harpster will talk to them to learn more. He also noted in Section 5.b.1. (f) that there is a discrepancy in what we have approved compared to the exemptions listed in the Washington Code #WAC 5116080. Although our Ordinance 265 was last updated in 1997, it is not clear why or how long it has been since our list of exemptions was agreed upon. This was discussed further, and Commissioner Harpster agreed he would continue pursuing additional information and keep the Commission posted, before acting further.

Adjourn: Commissioner Harpster moved to adjourn the meeting and Commissioner Donoghue seconded. Meeting adjourned at 8:28pm. Vote: 5 For, 0 Against. Motion carried.

Next Meeting: The next meeting will be Thursday, January 21, 2010, 7:00pm at Commissioner Roberts' home.

Respectfully submitted,
Angela Kulp, Deputy Town Clerk