



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

October 21, 2010
Stratton

Present: Acting Chairperson Dick Stratton, Commissioners Wade Morlock, Scott Harpster, and Karen Scott.

Excused: Commissioner Gordon Roberts

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

Guests: Amy Summe of Watershed Company, David Radabaugh of Dept. of Ecology, Councilmember Tom Stowe, WABA Shoreline Project Manager Joann Bromberg.

Acting Chair Stratton called the meeting to order at 7:02pm.

Minutes: Commissioner Harpster moved to approve the September 16, 2010 minutes as written. Acting Chair Stratton seconded. Vote: 3 For, 0 Against, as Commissioner Scott abstained since she was excused from the last meeting. Motion carried.

OLD BUSINESS: Shoreline Management Update

Planner Green welcomed all in attendance to the Community Open House as part of the Planning Commission's final "community visioning" phase of the town's shoreline grant. Guest Amy Summe of the Watershed Company presented a review of the Shoreline Master Program so far, and reiterated the tasks left to do. Ms. Summe noted the Town and the Dept. of Ecology have to both adopt any final plan before any changes take effect. David Radabaugh of the Dept. of Ecology noted Beaux Arts has a great opportunity for shoreline restoration, and urged us to time the permit process to coincide with construction to best minimize permitting delays. Mr. Radabaugh shared the main goals of the Shoreline Management Act- one of which is public access. Since Beaux Arts is private, he noted he is working on modifying those criteria for our requirements.

Mr. Radabaugh mentioned adopting WABA's Master Plan would be an option. Ms. Bromberg asked if the Commission was ready to do that yet, but the Commissioners felt a recommendation or decision was premature since they are still learning and gathering information. Ms. Bromberg also noted the WABA Master Plan is finished, and will be adopted by the WABA Board in November. She shared WABA has received a second grant for \$25K from the King County Conservation District with which her committee is proceeding through the permitting process. She noted they are still applying for but have not yet secured grant funding for any construction yet.

Mr. Stowe and Ms. Bromberg requested that drafts of the Town's shoreline grant process be available on the Town's website, which Planner Green will coordinate with the Town's Clerk-Treasurer, who maintains the site. Mr. Stowe also encouraged the

Commissioners to broaden the regulations beyond WABA's master plan to make sure the revised Shoreline requirements will grow with the future needs of our community.

Commissioner Scott inquired over whether the 200' of shoreline or the ordinary high water mark would be adjusted with the addition of coves along our shoreline. Discussion ensued, and Planner Green pointed out that although the 200' mark would move a bit, it would not affect any additional residences or residential uses than it does now. In addition, the slope change would not affect the existing ordinary high water mark at all.

Commissioner Stratton inquired about strategies for handling bass in the lake. Mr. Radabaugh noted his department's goal for Lake Washington is to improve the habitat for migrating Chinook salmon. He indicated the bass are a problem, and have prospered at the expense of the salmon so things like pier design, grated decking, increased shallows and less bulkheads & piers can all assist in reducing bass habitat, and assisting salmon.

Commissioner Harpster suggested all commissioners make a list of preferred allowed uses to bring and discuss at November's meeting, and the other commissioners concurred.

NEW BUSINESS: Hearing Examiner

Deputy Clerk Kulp noted the Town Council has asked the Planning Commission to review a proposed ordinance and give feedback on replacing the current Board of Adjustment with an independent Hearing Examiner.

Discussion ensued and it was quickly determined the only reason the Council has proposed this change is because of the contentious nature of having a neighbor disagree with a ruling. No one wants to serve on the Board anymore, and therefore volunteers have been nonexistent, despite the Mayor asking individuals, and posting a vacancy in the newsletter for several months. The commissioners agreed having a Hearing Examiner will be much more costly, and the more that is hired out, the more that the character of the village community changes, threatening the very sense of our community. However, without continued volunteer effort, the town would have no alternative but to hire a Hearing Examiner as this is a vital service the town must provide. Deputy Clerk Kulp confirmed we currently have four Board of Adjustment members instead of five, but could have a quorum of at least three if a variance request was received now.

Commissioner Scott suggested the importance of changing the way applicants perceive the variance process and offered a pre-application meeting with Planner Green may be helpful to the applicant. Commissioner Stratton suggested better recruitment is needed, but agreed meeting with Planner Green first would be helpful and communication of criteria is essential. He wondered if those found abusing BOA members should be fined, but thought a vote by all residents would be helpful. Commissioners Harpster and Morlock agreed except for the fining suggestions, and prefer we keep the BOA in

house. They also liked the vote idea by all residents, but thought carrying out such a vote may be problematic.

As the Planning Commission will hold a mandatory public hearing at the November meeting to solicit public feedback, it was agreed the commissioners would listen to that feedback before making any decisions or voting on any recommendations to give to the Council.

Adjourn: Commissioner Scott moved to adjourn the meeting and Commissioner Harpster seconded. Meeting adjourned at 9:18pm. Vote: 4 For, 0 Against. Motion carried.

Next Meeting: The next meeting and public hearing will be on Thursday, November 18, 2010, 7:00pm at Commissioner Roberts' home.

Respectfully submitted,
Angela Kulp, Deputy Town Clerk