



## TOWN OF BEAUX ARTS VILLAGE

### PLANNING COMMISSION

#### MINUTES

June 18, 2015  
Kendall

**Present:** Commissioners Jeff Kendall, Jan Johnston, Paula Dix  
**Excused:** Chairperson Jeff Jochums, Commissioner Bennet Yen  
**Staff:** Planner Mona Green, Deputy Clerk Angela Kulp  
**Guests:** Residents Rick Leider, Ann Boynton, Hans Juhle

Commissioner Kendall called the meeting to order at 7:05pm.

**Minutes:** Commissioner Dix noted one clarification on May's minutes about the real estate excise tax she had suggested. Commissioner Johnston moved to amend the May 21, 2015 minutes as Commissioner Dix corrected. Commissioner Kendall seconded. Vote:3 For, 0 Against. Motion carried.

**OLD BUSINESS:** There was no old business to address at this time.

#### **NEW BUSINESS: Historic Preservation**

The Commissioners welcomed the guests, which included current owners of some of the oldest village homes. Planner Green explained to the guests that the Commission has looked at a number of different regulatory options with county and state programs on historic preservation over the past several months. She noted it became clear to the Commission that a handful of the oldest homes contribute cultural importance to the Town due their age and architectural significance. She summarized the Commission felt it was important to hear from these property owners in particular, and to get their perspective about historic preservation, before nailing down any specific goals or incentives for recommendation to the Council.

The Commissioners asked their guests for their perspective, and feedback on what would help them with maintenance and/or restoration. Resident and Mayor Rick Leider shared his personal and professional experience on working with historical properties. He urged the Commission to focus on voluntary measures with significant incentives to compel property owners to upgrade or restore. Mr. Leider also asked the Commission to consider their definition of preservation, and discussed examples of how to address limitations by relaxing some land use codes.

Resident Hans Juhle shared he felt the current codes were quite onerous on what one can and cannot do to an old structure and outlined some specific concerns about energy efficiency and safety. He questioned what was to be preserved and explained preservation to be a non-issue as residents will self-regulate. Also sharing personal and professional experience, he reminded the Commission about finding the best and

highest use. Mr. Juhle noted old homes are already restricted and was discouraged with the codes and variance process he thought should be more communal, suggesting the Commission consider relaxing codes for these situations. Commissioner Dix shared she heard Mr. Leider and Mr. Juhle saying the same thing. Planner Green noted much of the variance process is determined by the State and the RCW's.

Resident Ann Boynton shared her old house is a chore to keep up and although she'd love to see her house saved and preserved, she didn't want to add any restrictions that would limit her ability to sell her house. When Commissioner Dix pressed her about considering a deed restriction, Mrs. Boynton replied she would have to see the details.

Commissioner Johnston shared her thoughts about Historic Districts and Historic Registries based upon examples of different cities known for historic preservation and understanding what they do and what we might emulate. She explained a historic designation creates special considerations and loosening parts of the Zoning code might assist in the GFAR and setback challenges these old homes face. She mentioned the state has some refinancing loans available for historic preservation on which she is pursuing details. She also noted there is a provision in the RCW for a 10-year hold on tax assessments when more than 25% of the assessed value is restored that she found quite intriguing in addition to easement tax credits or covenants by owners as just some of the many options available on this topic.

Mr. Leider closed his feedback with his significant opposition to a non-owner nomination of any historic registry and felt any such designation must be self-nomination by owner. He urged the Commission again to put strong incentives in place for ease of self-nomination. Planner Green reminded the audience the importance of education on community and town values, which could be done through WABA involvement of their History Committee.

Commissioner Dix shared in re-reading about all historic programs available, that the State's DAHP (Dept. of Archaeology and Historic Preservation) has a Special Valuation Program to create a Local Tax Incentive she found worth pursuing in creating and establishing here with our own local historic registry. Upon discussing further, the Commission agreed it appears the Town could qualify by becoming a CLG (Certified Local Government). Commissioner Dix volunteered to pursue details further and noted it sounded just like the RCW provision Commissioner Johnston found intriguing. Planner Green supported the pursuit and noted although it is a lot of work, participation could still be up to individual owners and it is do-able. She also offered that addition of historic properties could be a special Town-added consideration for variance criteria.

In determining where do we go from here, Deputy Clerk Kulp urged all Commissioners to re-read through all existing state and county programs presented this year and focus on those programs that make sense for this community and have ease of participation. She offered to consolidate a drafted summary for the Commissioners, the intentions, goals, and voluntary incentive methods for potential recommendation, discussed over the last several months for further discussion and review at the next meeting. The

Commissioners agreed this would be helpful and gave approval for Deputy Clerk Kulp to consolidate such a summary into a draft for review.

**Adjourn:** Commissioner Dix moved to adjourn the meeting. Commissioner Johnston seconded. Meeting adjourned at 8:40pm. Vote: 3 For, 0 Against. Motion carried.

**Next Meeting:** The next meeting will be at Commissioner Dix's home on Thursday, July 16, 2015, 7:00pm.

Respectfully submitted,  
Angela Kulp, Deputy Town Clerk