



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

April 21, 2016
Juhle

Present: Chairperson Bennet Yen, Commissioners Paula Dix, Jan Johnston, and Hans Juhle

Excused: Commissioner Jeff Kendall

Staff: Planner Mona Green, Deputy Clerk Angela Kulp

Guests: None

Chairperson Yen was running late; hosting Commissioner Juhle called the meeting to order at 7:10pm.

MINUTES: Commissioner Johnston moved to approve the March 17, 2016 minutes as written. Commissioner Dix seconded. Vote: 3 For, 0 Against. Motion carried.

OLD BUSINESS: Historic Preservation- Certified Local Governments (CLG's)

Deputy Clerk Kulp distributed the drafted CLG ordinance, which was reviewed for intent, process, criteria and how a historic commission would be chosen. Commissioner Juhle expressed concern for possible creep of losing control as a homeowner down the road and more bureaucracy added to our permit process. He felt the CLG may restrict and discriminate in the future; Chairperson Yen shared many of these concerns.

Commissioner Dix and Planner Green addressed these concerns and reminded them the plan was completely voluntary. After further discussion, it was agreed that Planner Green would edit the CLG draft reflecting these concerns, in time for a draft re-review at another meeting. It was also agreed that Commissioner Dix would have the State confirm Beaux Arts' wording as appropriate for the CLG draft. Since Commissioner Dix would be unavailable for the May meeting, it was agreed this should be done and ready for a criteria discussion at the June meeting, allowing further focus on the Zoning discussion in May. Deputy Clerk Kulp noted both the ordinance and criteria must be approved by the Commission before making a recommendation to the Council.

OLD BUSINESS: Zoning Code

Commissioner Johnston echoed her concerns are about many topics in the Zoning Code which Deputy Clerk Kulp condensed by subject for the Commission as *Height, Setbacks, Façade Modulation*, as well as any potential code amendments and encourage/discourage suggestions from Issaquah Highlands. Chairperson Yen summarized the Commission's review of the Zoning Code now is how to focus on encouraging architectural variety and discourage cookie cutter boxes, which fit into the Beaux Arts' landscape.

Deputy Clerk Kulp distributed Planner Green's notes, research and a photo illustration for the 'plate height' on the Height discussion. Planner Green explained her targeted review of historic Carmel, California's zoning, which she explained has some good ideas and seems more in-line with Beaux Arts than Issaquah's Highlands, a newer planned community. As Planner Green's suggestions were discussed, Commissioner Johnston pointed out dormers have a higher plate height than walls. The Planning Commission agreed this is important to consider as they feel dormers, shed roofs and a variety of architecture should all be encouraged here. As discussion ensued, Commissioner Johnston suggested a 20' plate height, and Chairperson Yen suggested measuring from the street. Commissioner Dix wondered if sketches would help. It was clear this discussion would not have a resolution tonight and in the interest of time, the Commissioners agreed to continue the Height discussion at their next meeting.

NEW BUSINESS: Construction Complaints

Deputy Clerk reminded the Commissioners they must ask the Council for authorization to study any of the complaint issues further. But Planner Green clarified that since the complaint issues of unintended consequences actually reflect additional topics in the Zoning Code, Council approval for additional discussion should not be necessary as the Zoning Code is already being discussed. Deputy Clerk Kulp summarized these unintended consequences as changes in *lot coverage* and *GFAR*, *vegetation* and *tree canopy*, and the definition of materials as *impervious* or *pervious*.

Commissioner Johnston noted the pervious/impervious issue could really impact zoning in regards to stormwater and noted their current definitions for the discussion. Planner Green pointed out during plan reviews that any water issues are resolved by engineers, so her concern was not for stormwater but for consistency in the codes. She noted our Zoning Code treats certain materials (such as pavers and gravel) as pervious, whereas the state's stormwater regulations treat these same materials as impervious. Chairperson Yen inquired over what materials would be considered pervious if current pavers and gravel are considered impervious. Discussion ensued about materials and their intent, nonconformity, greenery, consistency, and water erosion. It was agreed one goal is for more landscaping, which softens the scale of a structure's impact on the community. Commissioner Juhle suggested perhaps we look at requiring a minimum number of tree units of certain species between a structure and the road. After additional discussion, it was agreed Planner Green will investigate these suggestions.

Adjourn: Chairperson Yen moved to adjourn the meeting. Commissioner Dix seconded. Meeting adjourned at 9:24pm. Vote: 4 For, 0 Against. Motion carried.

Next Meeting: The next meeting will be at Commissioner Yen's home on Thursday, May 19, 2016, 7:00pm.

Respectfully submitted,
Angela Kulp, Deputy Town Clerk