TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

August 27, 2026

Tegeler Residence

Present: Commissioners Bruce Agnew, Jeremy Laws, Steve Miller, and Steve Tegeler
Staff: Clerk/Treasurer Amy Myhre, Town Engineer/Planner Stacia Schroeder
Guests: Councilmembers Paula Dix and Tom Stowe, Resident Julia Morse, Representatives from the Department of Commerce, Hannah Johnston and Laura Hodgson

Clerk Myhre called the meeting to order at 7:00 p.m.

PUBLIC COMMENT
None.

MINUTES
MOTION: Commissioner Laws moved to approve the July 16, 2026, minutes. Commissioner Agnew seconded the motion. Vote: 4 in favor, 0 opposed, 0 abstentions. Motion carried.

COUNCIL UPDATE

William Knowles was appointed to fill the Council position vacated by James McCarthy.

Tom Stowe was appointed as Deputy Mayor, filling the position vacated by James McCarthy.

Council held a Public Hearing on the Department of Commerce (DOC) Housing Accountability Act (HAA) Review. There were no public comments.

The Town received a letter, signed by multiple residents, objecting to the tree removals permitted on the Mirikeen property. Residents also encouraged the Planning Commission and Council to continue work on the Tree Code to help protect large trees in the Town. Planning Commission recommended that Council should discuss the letter at their upcoming 9/8 meeting.

PUBLIC HEARING - Department of Commerce Housing Accountability Act Review (Joint Hearing with Department of Commerce)

Clerk Myhre opened the Public Hearing at 7:10pm

Hannah Johnston, from the Department of Commerce, talked through the Housing Accountability Review Slideshow, where she explained what the Housing Accountability Act is, described the review and approval process, and reviewed Beaux Art Village's plan, current status, and next steps. The

meeting was then open for public comments and questions.

Julia Morse, resident of 10210 SE 28th Place, asked how affordability is defined. Do units need to be owned, rented or leased? Ms. Johnston responded that units could be owned, rented or leased and could be considered affordable.

Paula Dix, resident of 2739 106th Pl SE, asked for clarity on the Town's requirement to add one unit of affordable housing. The requirement for the Town is not to build one affordable unit, but rather it must adopt code that allows one unit to be built. The unit should be a newly built unit, not a unit that already exists in the Town.

Tom Stowe, a Beaux Arts Village resident who declined to share his address, asked how income levels are measured. An income-restricted affordable housing unit needs to be available to households with incomes at or below 30% of King County AMI. Approximate AMI in King County is $124,000 per year, which means that rent on an affordable unit would need to be approximately $1,000 (these numbers are approximate and were calculated to get a rough understanding of what monthly rent for an affordable unit would be). Often, subsidies from outside agencies can help people in need rent affordable units.

Resident Julia Morse asked for an example of a risk for displacement. Ms. Johnston noted that the town is at low risk for displacement but noted that one risk may be residents not knowing what resources are available from state or county agencies that may help them remain in their homes (for example, tax relief for low income or aged populations). One possible way to remedy this risk would be to provide educational materials to residents informing them of programs in the state or county that may be able to help lower their costs and remain in their home.

Clerk Myhre closed the Public Meeting at 7:49pm.

Department of Commerce(DOC) Housing Accountability Act Review (HAA)

Town Engineer Schoeder and Ms. Johnston led the Planning Commission through the suggested Comp Plan updates.

The Planning Commissioners discussed the DOC's proposed changes, and formulated recommendations for Council to consider at the 9/8 Council meeting. Clerk Myhre will compile all recommendations and distribute them in the packet to Council on 9/4. Commissioners should send any additional comments or additions to Clerk Myhre by 9/2/26 so they can be included in the information distributed to Council.

Town Engineer Schroeder will continue to work with Ms. Johnston from the DOC on the remaining outstanding items in the review. The Town must give DOC 60 days to review a draft of their response, so Town Engineer Schroeder will work with the DOC to submit draft materials.

Adjourn: Commissioner Laws moved to adjourn the meeting at 9:55 p.m. Commissioner Tegeler seconded the motion. Vote: 3 in favor, 0 opposed, 0 abstentions. Motion carried.

Next Meeting: The next meeting is scheduled for September 17 at 7:00pm at Commissioner Agnew's

home.

Respectfully submitted,

Amy Myhre, Clerk/Treasurer
Town of Beaux Arts Village