



## TOWN OF BEAUX ARTS VILLAGE

### PLANNING COMMISSION

### MINUTES

May 20, 2025  
Agnew Residence

**Present:** Commissioners Jeremy Laws, Steve Tegeler, Kim Moloney, Steve Miller and Bruce Agnew  
**Staff:** Deputy Clerk Addie Tych and Town Engineer Stacia Schroeder  
**Guests:** Councilmember Tom Stowe and Janice Connolly (Beaux Arts resident)

Commissioner Agnew called the meeting to order at 7:04 pm.

#### PUBLIC COMMENT

None.

#### MINUTES

**MOTION:** Commissioner Laws moved to approve the April 17, 2025 minutes. Commissioner Moloney seconded. Vote: 4 For, 0 Against, 1 Abstain. Motion carried.

#### COUNCIL UPDATE

Councilmember Stowe briefed the Planning Commission on the recent water outage. The power to the Town's pumphouse shorted which turned off the pump thereby cutting the Town's water supply. Typically, the Town can get emergency access to Bellevue's water supply but Bellevue had a massive break in their line so that was not an option for the Town. Luckily the water was only off for a few hours before the pumphouse power was restored and the waterlines repressurized.

#### **Critical Areas – *for discussion***

The Town Council has requested that the Planning Commission study critical areas and help draft regulations that would protect the Town's critical areas. As part of the comprehensive plan update process, critical areas must also be updated pursuant to State Law (the Growth Management Act). The update process must be completed by December of 2025.

One of the objectives of developing a critical area ordinance is to protect the Town's water supply. The Town's water comes from a large aquifer, much of which extends well outside of the Town's boundary. Councilmember Stowe has been in contact with the Department of Ecology to try and get some answers about what types of protect there is for the part of the aquifer that is outside of the Town's boundary.

RCW 36.70A.030(5) defines five types of critical areas:

- Wetlands
- Critical recharge area for aquifers used for potable water
- Frequently flooded areas

- Geologically hazardous areas
- Fish and wildlife habitat conservation areas

Town Engineer Schroeder reviewed each type of critical area with the Planning Commissioners. She noted that of the five types, only one (wetlands) was not found within the Town. The Planning Commissioners discussed and agreed each type of critical area should still be included.

The Planning Commissioners reviewed the materials provided, including the Wellhead Protection Plan created for the Town by Shannon & Wilson in 1995. Although old, the Commissions recognized that the report still contains lots of valuable information and references information from even older reports. Although the Town has no imminent plans to update the entire plan, the Commissioners agreed that it may be beneficial for the Town to hire someone to update some of the sections with new data and information.

Town Engineer Schroeder noted that several surrounding municipalities have or are developing a critical areas ordinance. She recommended reviewing them and possibly utilizing them as a basic template for the Town's own ordinance. Town Engineer Schroder also suggested creating separate maps for each type of critical area. At the next meeting she plans to have drafted code revisions for the Planning Commission to review. The Planning Commission will continue their discussion in June and will plan to hold a public hearing in September.

**Adjourn:** Commissioner Laws moved to adjourn the meeting at 8:04 pm. Commissioner Miller seconded. Vote: 5 For, 0 Against, 0 Abstain. Motion carried.

**Next Meeting:** The next meeting is scheduled for June 19<sup>th</sup>.

Respectfully submitted,

Addie Tych, Deputy Clerk