



## TOWN OF BEAUX ARTS VILLAGE

### PLANNING COMMISSION

#### MINUTES

April 25, 2024

Tegeler Residence

**Present:** Commissioners Bruce Agnew, Jeremy Laws, Steve Miller, Steve Tegeler, and Kim Moloney

**Staff:** Deputy Clerk Addie Tych and Town Engineer Stacia Schroeder

**Guests:** none

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

#### **PUBLIC COMMENT**

None.

#### **MINUTES**

**MOTION:** Commissioner Laws moved to approve the March 21, 2024 minutes. Commissioner Miller seconded. Vote: 5 For, 0 Against, 0 Abstain. Motion carried.

#### **COMPREHENSIVE PLAN UPDATE - *for discussion***

Town Engineer Schroeder is still working to create a draft of the Comprehensive Plan for the Commissioners to review. She hopes to have the draft completed and ready for the Commissioners to review at the May 16<sup>th</sup> meeting. The Commission plans to hold a public hearing at the June meeting.

#### **MIDDLE HOUSING: PARTICIPATION PLAN – *for recommendation***

Middle housing refers to those housing types between single-family residences and mid-rise, multi-family development. During the 2023-24 legislative session, HB 1110 and HB 1337 were adopted to implement middle housing across the state. The Town has until June 2025 to adopt any new appropriate code language. The Town is required to create and approve a public participation plan for their Middle Housing discussion. The Commissioners reviewed the draft of the Middle Housing Public Participation Plan. If approved, the plan will be presented to the Council for final approval.

**MOTION:** Commissioner Miller moved to approve and recommend that the Council approve the Middle Housing Public Participation Plan. Commissioner Laws seconded. Vote: 5 For, 0 Against, 0 Abstain. Motion carried.

With the passage of Engrossed Substitute House Bill 2321, Beaux Arts will no longer need to allow for at least 6 out of 9 middle housing typologies. Instead, the Town will just need to allow for two housing units per lot. The Town already meets this requirement by allowing single family housing units and accessory dwelling units. At the March meeting, Mayor Howes posed the question to the Commissioners if the Town should still consider allowing other housing types such as cottages or townhomes. The Commissioners discussed if there are areas in the Village where it would make sense to allow for other housing types and what the possible impacts could be. While most of the Village is supported by one

lane roads, there is a double lane arterial that runs through Beaux Arts (104<sup>th</sup> Ave SE/ 105<sup>th</sup> Ave SE). The Commissioners agreed that currently allowing other housing types would have little to no benefits to the Town.

It was briefly noted that the threshold valuation for reconstruction (as defined in the Town's zoning code) will need to be increased.

**OTHER BUSINESS**

None.

**Adjourn:** Commissioner Tegeler moved to adjourn the meeting at 7:53 pm. Commissioner Laws seconded. Vote: 5 For, 0 Against, 0 Abstain. Motion carried.

**Next Meeting:** The next Planning Commission meeting is tentatively scheduled for Thursday, May 16, 2024, 7pm at the Laws residence.

Respectfully submitted,

Addie Tych, Deputy Clerk