



## TOWN OF BEAUX ARTS VILLAGE

### PLANNING COMMISSION

### MINUTES

October 17, 2024

Residence

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

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

**Guests:** Ann Bowen, Beaux Arts resident

Commissioner Agnew called the meeting to order at 7:03 pm.

#### **PUBLIC COMMENT**

None.

#### **MINUTES**

**MOTION:** Commissioner Agnew moved to approve the September 19, 2024 minutes. Commissioner Moloney seconded. Vote: 4 For, 0 Against, 0 Abstain. Motion carried.

#### **MIDDLE HOUSING – *for discussion***

During the 2023-24 legislative session, several bills were adopted to implement middle housing across the state. The Town has until June 2025 to adopt regulations in accordance with the new middle housing legislation. Under House Bill (HB) 1110, Beaux Arts will be required to allow 2 dwelling units per lot. The units must still comply with development standards set for individual lots, meaning that new dwellings must comply with the existing height, setbacks, and lot coverage requirements. The Town will also update regulations to comply with HB 1337, which allows for two accessory dwelling units on one lot in addition to the primary residential unit. The Department of Commerce aids local governments in the process of creating and adopting new regulations for middle housing. They published a draft ordinance and guide which details their interpretation of the legislative requirements. It was noted that the Department of Commerce doesn't include accessory dwelling units as one of the middle housing unit types. Town Engineer Schroeder informed the Planning Commission that the Town Attorney has been asked to seek further clarification on several parts of the middle housing legislation including what the middle housing unit types are. The Town currently allows for two housing units: single family homes and ADUs. The Commissioners discussed allowing other housing units but came to the consensus to not expand the allowable housing types with this code update. They recognized that the code can always be amended in the future to allow for other housing units. After last month's meeting, Town Engineer Schroeder reviewed the Town's code and noted sections that were inconsistent with the new middle housing legislation. She then compiled proposed code revisions which were presented and reviewed by the Planning Commission at the meeting.

When conducting plan reviews or in answering code questions, Town Engineer Schroeder has come across sections of the Town's code that are confusing or are inconsistent with other code sections. She compiled these sections of the code for the Planning Commission to review alongside the middle housing discussion. Sections covered included definitions of "retaining wall" vs "rockery", definitions of "impervious surface" vs "lot coverage" and gross floor area specifically how it is measured ("exterior" vs "interior"). The Planning Commission reviewed and discussed the provided materials. The Planning Commission will hold a public hearing and continue their discussion on the proposed code changes at their November meeting.

**Adjourn:** Commissioner Agnew moved to adjourn the meeting at 8:38 pm. Commissioner Laws seconded. Vote: 4 For, 0 Against, 0 Abstain. Motion carried.

**Next Meeting:** The next meeting will be November 21st.

Respectfully submitted,

Addie Tych, Deputy Clerk