



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

September 19, 2024

Moloney Residence

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

Staff: Deputy Clerk Addie Tych and Town Engineer Stacia Schroeder

Guests: Jack Kulp and Erin Howard

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

PUBLIC COMMENT

None.

MINUTES

MOTION: Commissioner Moloney moved to approve the July 18, 2024 minutes. Commissioner Miller 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. House Bill (HB) 1110 requires cities and towns in the state to allow for a broader range of housing types in areas where predominantly detached single-family homes exist. HB 1110 created three “tiers” of cities and towns across the state, based on both city/town and county populations, as well as proximity to large cities. Beaux Arts falls into the category of tier 3: Cities with a population less than 25,000, located in a county with a population of more than 275,000, and in a contiguous urban growth area with the largest city in the county. As a tier 3 town, 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 has put together a draft ordinance for the middle housing legislation which Town Engineer Schroeder reviewed with the Commissioners. The Town currently allows for two housing units: single family homes and ADUs. The Commissioners discussed allowing other housing units, specifically allowing for duplexes. Town Engineer Schroeder noted that some of the legislation was that the Town will need to allow for unit lot subdivision. She plans to look at other neighboring cities and towns to see how they manage and regulate unit lot subdivision and present it for the Planning Commission to review at their next meeting. Town Engineer Schroeder will also review the current code and note the sections that will need to be updated and further discussed.

Adjourn: Commissioner Agnew moved to adjourn the meeting at 8:37 pm. Commissioner Tegeler seconded. Vote: 4 For, 0 Against, 0 Abstain. Motion carried.

Next Meeting: The next meeting will be October 19th.

Respectfully submitted,

Addie Tych, Deputy Clerk