



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

February 15, 2024

Miller Residence

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

Staff: Deputy Clerk Addie Tych and Town Engineer Stacia Schroeder

Guests: Paula Dix (Beaux Arts Councilmember), Tom Stowe (Beaux Arts Councilmember), Julia Morse (Beaux Arts resident) and Eric Christoffersen (Beaux Arts resident)

Commissioner Miller called the meeting to order at 7:01 pm.

PUBLIC COMMENT

None.

MINUTES

Commissioner Laws moved to approve the January 18, 2024 minutes. Commissioner Agnew seconded. Vote: 4 For, 0 Against, 0 Abstain. Motion carried.

COMPREHENSIVE PLAN UPDATE - *for discussion*

The Comprehensive Plan of Beaux Arts Village is a strategic policy framework that sets out the community's vision for future growth and development. It serves as a collective vision for the type of town that Beaux Arts residents and visitors aspire to create. At the last meeting, Commissioners agreed to each take a separate element section to further review and edit before the next meeting. Each Commissioner gave a quick overview of their comments and proposed edits. Town Engineer Schroeder will take their edits and incorporate them into a new draft for the Commissioners to review at the March Planning Commission meeting.

PUBLIC HEARING: PROPOSED ZONING CODE AMENDMENTS – *for action*

The Commission has spent much of the year past year reviewing the zoning code and revising it to meet the many Growth Management Act (GMA) requirements and other newer legislative mandates.

PUBLIC HEARING OPENS AT 7:38 PM

Julia Morse, Beaux Arts resident, spoke in support of the proposed changes.

PUBLIC HEARING CLOSES AT 7:41 PM

Commissioner Agnew moved to recommend that the Council pass an ordinance to amend BAVMC 18.10, the Zoning Code. Commissioner Laws seconded. Vote: 4 For, 0 Against, 0 Abstain. Motion carried.

MIDDLE HOUSING – *for discussion*

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 (2023) was adopted to implement middle housing across the state. Beaux Arts falls under the “tier 3” jurisdictional category and is

required to allow for at least two units on all lots zoned primarily for residential uses. Additionally, accessory dwelling units may be sold separately from the main house, there is a reduction in required onsite parking, and an increase in accessory dwelling unit square footage. HB1110 also requires that the Town allow for at least 6 out of 9 middle housing typologies. These include cottage housing, courtyard apartments, duplexes, and stacked flats. The Town has until June 2025 to adopt any new appropriate code language. Off-street parking cannot be required if within one-half mile walking distance of a major transit stop. Town Engineer Schroeder believes that the closest Beaux Arts parcel to a transit center is just over one-half mile so Beaux Arts will not be able to require onsite parking. She will verify her calculations with the Commissioners at the next meeting. Part of the Village is an aquifer recharge area. The Commissioners questioned if there could be different requirements for areas defined as critical areas. The Commissioners also noted that an increase in housing units could affect the Town's water infrastructure.

OTHER BUSINESS

None.

Adjourn: Commissioner Miller moved to adjourn the meeting at 9:00 pm. Commissioner Laws seconded. Vote: 3 For, 0 Against, 0 Abstain. Motion carried.

Next Meeting: The next Planning Commission meeting is tentatively scheduled for Thursday, March 21, 2024, 7pm at the Agnew residence.

Respectfully submitted,

Addie Tych, Deputy Clerk