



TOWN OF BEAUX ARTS VILLAGE

PLANNING COMMISSION

MINUTES

March 20, 2025

Miller Cowan Residence

Present: Commissioners Jeremy Laws, Steve Tegeler and Steve Miller

Staff: Deputy Clerk Addie Tych and Town Engineer Stacia Schroeder

Guests: none

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

PUBLIC COMMENT

None.

MINUTES

MOTION: Commissioner Miller moved to approve the February 27, 2025 minutes. Commissioner Laws seconded. Vote: 3 For, 0 Against, 0 Abstain. Motion carried.

Zoning Code: BAVMC 18.10.080 – *for discussion*

Beaux Arts code section 18.10.080 was not included in what was passed along to the Council after the February meeting since the Planning Commissioners needed more time to consider the proposed revisions and discuss. Many surrounding cities have smaller rear setback requirements for ADUs and other small non-dwelling structures. Currently, all buildings and structures in Beaux Arts must be set back at least 25 feet from the rear property line. The Planning Commissioners discussed allowing ADUs and smaller non-dwelling structures to be built 10ft from the rear setback. State law doesn't allow the Town to make ADUs requirements more restrictive than those for the primary unit. With that in mind, the Planning Commissioners expressed concerns about not being able to restrict the height of structures if the rear setback was to change to 10ft. Last year, a property owner in the Village went through the variance process to be able to construct a small structure within the 25ft rear setback. The variance for that property was granted. The Commissioners recognized that there is a process in place that would allow property owners the ability to build a structure within the rear setback if so desired. The Planning Commissions agreed to make no changes to the code to allow for any other structure to have different rear setbacks.

MOTION: Commissioner Tegeler moved to recommend the proposed code revisions as amended be passed to the Council for discussion and final adoption. Commissioner Laws seconded. Vote: 3 For, 0 Against, 0 Abstain. Motion carried.

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. The Growth Management Act (GMA) also

requires all cities and counties to adopt development regulations that protect critical areas. The Town had previously drafted a critical areas ordinance, but it was never adopted by the Town Council. Now, 30 years later the Planning Commission has been tasked with reviewing critical areas once again.

Adjourn: Commissioner Miller moved to adjourn the meeting at 8:06 pm. Commissioner Laws seconded. Vote: 3 For, 0 Against, 0 Abstain. Motion carried.

Next Meeting: The next meeting will be April 17th.

Respectfully submitted,

Addie Tych, Deputy Clerk