

Joint FBC Committee Meeting Notes July 15, 2015

Committee Members: E. Lee, C. Mason, M. Tracy and J. Shannon

Staff: D. White (Planning)

Topic: Sec. 14.7 Administration and Procedures – see pages 109-115

E. Lee /M. Tracy moved and seconded J. Shannon to chair the meeting in A. Montrolls absence.
Unanimous

M. Tracy/ E. Lee moved and seconded acceptance of the agenda. Unanimous

Staff gave an overview of the agenda topics.

Public Forum:

B. McGrew felt that if the FBC requirements were actually followed it could be great but has concerns they would not be followed because of expense.

E. Morrow noted that proposed design standards for discretionary height will prohibit certain architectural styles

Project Review (see p 111)

Staff gave an overview of the Committee's work at the last meeting. The Committee agreed to maintaining the two-tiered as-of-right height (65') and a discretionary height (105') as originally proposed. They asked staff to provide other examples of how additional height might be regulated.

Staff presented a set of proposed review standards that included three groups of standards.

1. The first relate to conformity and consistency to the City Plan and purpose/intent of the FBC. These are very typical of discretionary review standards found in many ordinances, and are characteristically vague in order to enable greater latitude.
2. The second are specific to design considerations for building taller buildings. These could be considered by the DAB who would make a recommendation to the DRB similar to the current process.
3. The third are specific to possible impacts that might be associated with taller buildings (shadows and wind).

The Committee discussed these standards at length and ultimately agreed to a final set (see attached.)

Public Forum #2:

E. Morrow asked if there would be a route to seek relief from standards from DAB. Staff noted yes and that would be on the agenda for the next meeting.

Next Meeting: Wednesday, July 29 - 5:30-7:30pm, City Hall Room 12

DRAFT