

**SHOREVIEW PLANNING COMMISSION
WORKSHOP MEETING MINUTES
JANUARY 27, 2015**

CALL TO ORDER

Chair Solomonson called the January 27, 2015 Planning Commission meeting workshop to order at 7.30 p.m.

ROLL CALL

The following Commissioners were present: Chair Solomonson; Commissioners Ferrington, McCool, Peterson, Proud, and Thompson. Commissioner Schumer was absent.

DISCUSSION

Building Height

With the Planning Commission, the Staff reviewed the approved building heights of past projects to solicit feedback. Past projects included the hotels adjacent to the Interstate Highway and multi-family residential developments, including Applewood Pointe, which is currently under construction. Commission members stated that the taller heights of structures adjacent to the highway seemed appropriate in part due to the elevation of the highway/road infrastructure, surrounding open areas, and structure setbacks. It was noted that these buildings can also act as a noise buffer. Regarding the multi-family residential projects, Commission members had varying opinions due to site characteristics and the nature of the adjoining land uses, including single-family residential. Commissioners discussed that building height should be considered in context with the adjoining land uses, site design, grading, landscaping/natural buffering, building setbacks, and building design.

The Commission looked at options presented by Staff, including information distributed by the Chair. Additional information regarding building heights and the number of stories or floors permitted based on the height would be useful. Commission members were open to identifying options such as tiering building, in a manner that would provide increased setbacks for the taller portions of a structure provided there were also criteria or standards that needed to be met. The criteria could include enhanced architectural standards, or landscaping and screening requirements.

The Commission also discussed the need for the development regulations to permit areas to transition in order to meet community needs while protecting existing land uses. Land use transitions should be looked at further.

ADJOURNMENT

The workshop adjourned at 8:50 pm.