



Alan Cram, Chair
Michael Doddridge, Vice Chair
Andrea Dunlap
Tim Johnson
Bernie Marzonie
Justin Montgomery
Rick Reider

City Council Chambers
City Hall West
300 Laporte Avenue
Fort Collins, Colorado

The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call 221-6515 (TDD 224-6001) for assistance.

**Regular Hearing
Building Review Board
April 27, 2017
1:00 PM**

- **ROLL CALL**

- **DISCUSSION AGENDA**
 1. Approval of Draft BRB Hearing Minutes – January 26, 2017
 2. Capital Expansion Fee Study Update (Tiana Smith presenting)
 3. I-Code Update (Gebo)
 4. Chief Building Official Update (Gebo)

- **OTHER BUSINESS**

- **ADJOURNMENT**



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Regular Hearing Minutes January 26, 2017

A regular meeting of the Building Review Board was held on Thursday, January 26, 2017, at 1:00 p.m. in the Council Chambers of the Fort Collins Municipal Building at 300 Laporte Avenue, Fort Collins, Colorado.

Board Members Present:

Alan Cram, Chair
Mike Doddridge, Vice Chair
Andrea Dunlap
Justin Montgomery
Tim Johnson
Bernie Marzonie
Rick Reider

Absent: None

Staff Present: Mike Gebo, Chief Building Official
Cindy Cosmas, Administrative Assistant

BOARD ITEMS FOR CONSIDERATION

1. Approval of August 25, 2016, Draft Minutes

Doddridge made a motion, seconded by Marzonie, to approve the draft minutes of the August 25, 2016, hearing. Vote: 6:0, with Reider abstaining.

2. 2016 Capital Expansion Fee Update

Tiana Smith, Revenue and Project Manager of Finance at the City of Fort Collins, provided a detailed presentation of Capital Expansion Fees and Street Over-sizing Fees. Any recommendations will be going to City Council in February 2017. She explained the fee processes, studies performed (based on peer cities), proposal for changes and the significance to the community. Smith projects that all studies will be concluded and ready for adoption by 2021. Phase 1 will cover a review of all building-related fees; Phase 2 (starting in 2017) will include all administrative fees. She showed some slides on comparative fees between peer cities.

Dean Klinger, Engineering Staff managing capital projects, discussed the program and methodology for formulating fees based on industry standards for street over-sizing and impact fees. He detailed the proposed recommendations:

- Changing the name from Street Over-sizing Fees to Transportation Capital Expansion Fees;
- Methodology change by estimating the number of trips that are generated by any type of land use, including vehicle miles travelled;
- Simplifying the administration of the program to align with other impact fees; and
- Proposing an increase of 20% to add residential improvements that are directly correlated to growth to match the transition to a bigger, more urban community, since the existing transportation structure is impacted by such growth.

Klinger showed a breakdown of how fees are currently collected and the change proposed. The proposed fees for Fort Collins in 2017 are approximately in the middle of the cities compared. Smith discussed the impacts to building costs based on code changes. Smith believes the fee changes should be aligned with census information and future annexations. Smith acknowledged that the community at large was not happy about the fee increases proposed. Smith explained the next step in this process: presentation to City Council at their 2/14/17 work session the building and utility fees propos. Smith is hopeful that City Council will adopt the Expansion Fees in March 2017, although there are still plans for more outreach to stakeholders.

The Board members asked some clarifying questions and stated their concerns over population migration to Weld County, proposal based on fees charged by peer cities, inclusion of homeless population, and overall affordability. Noelle Currell, Senior Financial Analyst, also explained some the formulas used in calculating the proposed fees. Smith asked the Board for a formal "position statement" that could be presented at the City Council work session on February 14th. After more discussion, the Board agreed that this topic is too complex for the Board to offer a statement without further research and analysis, so they abstained from offering anything concrete at this time. Smith will share this at the City Council work session.

3. 2015 Proposed IBC Amendments

Gebo provided a detailed update of the International code amendments that are being considered, including the commercial and residential codes, excluding plumbing and electrical, which is done at the State level. He explained how the amendments were determined, which was the result of a committee effort during the majority of 2016. He also discussed the process used, called the "Plan Do Check Act" system, which has been endorsed by the City of Fort Collins. Overall, he doesn't feel that a large number of changes are being proposed, and he detailed several of the changes for the Board. He had positive input from the community on the

work by the committee, adding that this will be heard by City Council on March 7th (first reading) and then on March 21st (second reading). The Board asked several clarifying questions on related topics (insulation requirements, impacts of lighting control work, and asbestos regulations). Doddridge also pointed out that the reviewing committee was sometimes split in their opinions of how some of the codes should be amended.

Cram made a motion, seconded by Dunlap, to support the adoption of the 2015 International codes. Vote: 7:0.

4. Approval of the 2016 Annual Report

Reider made a motion, seconded by Johnson, to approve the 2016 Annual Report. Vote: 7:0.

OTHER BUSINESS

Election of Officers

Reider made a motion, seconded by Marzonie, to retain the existing BRB Board officers for 2017. Vote: 7:0.

The hearing adjourned at 2:44pm.

Mike Gebo, Chief Building Official

Alan Cram, Chair