

Memorandum

REPORT TO: Downtown Area Urban Renewal District Board

FROM: Tom Rogers, Senior Planner
Chris Saunders, Community Development Manager
Erin George, Community Development Director

SUBJECT: Work Session Regarding Possible Recommendations Related to Maximum Building Height in the B-3 Zoning District and Zone Edge Transitions

MEETING DATE: August 18, 2026

AGENDA ITEM TYPE: Community Development - Legislative

RECOMMENDATION: Make recommendation to City Commission in response to identified questions.

STRATEGIC PLAN: 4.2 High Quality Urban Approach: Continue to support high-quality planning, ranging from building design to neighborhood layouts, while pursuing urban approaches to issues such as multimodal transportation, infill, density, connected trails and parks, and walkable neighborhoods.

BACKGROUND: The City's Unified Development Code establishes maximum height standards in zoning districts and has adopted many standards to address public concerns on the mass and scale of new buildings. One of those, zone edge transitions, requires buildings to be designed with certain features if located at the boundary between some zoning districts. The City Commission will hold a work session to discuss these issues on Aug 25, 2026, and welcomes thoughts and recommendations on these issues in support of that discussion.

The standards were recently adopted during the 2025 Unified Development Code update. Maximum building height for B-3 is set in Section 38.220.050 and the rule of interpretation for height is in Section 38.260.100. The rule of interpretation describes how heights are measures, allowed encroachments above maximum height, and other details. Zone edge transitions are described and applied per Section 38.260.070. The UDC [text](#) [external PDF] is available online.

A staff memo, maps, and other information are attached to this agenda item. Public comments related to this item are available in [Laserfiche](#) [external link]. Staff will summarize the content in the memo and present additional materials.

UNRESOLVED ISSUES: None.

ALTERNATIVES: Determine recommendation, if any, to make to the City Commission as selected by the Board.

FISCAL EFFECTS: This item does not expend funds.

Attachments:

[Memo re B-3 Height and Transitions Downtown Boards 8-18-2026.pdf](#)

[BZN Taller Building Heights - 6.9.2026e.pdf](#)

[Updated Tall Buildings Map 2026 11x17.pdf](#)

[Building Height Discussion Map.pdf](#)

[ZoneEdgeTransitionMap.pdf](#)

[Commercial Zoning Districts Map.pdf](#)

Report compiled on: August 4, 2026