

**Town of Chevy Chase
Land Use Committee**

Minutes

March 20, 2007

The Land Use Committee met at 7:00 p.m. on March 19, 2007. The meeting was attended by Council Liaison, Mayor Linna Barnes, Committee Chair, Julia Miller, and Committee Members, Lees Hartman, Donna Kirk, Dedun Ingram, Joseph Rubin, Jon Hiatt, and Sue Hill. Steve McConnell was absent. Chris Jakubiak & Associates (Sarah Franklin) and Studio 27 (Todd Ray and Jim Spearman) were also present.

The purpose of the meeting was to review, discuss and provide feedback on Jakubiak and Associates work to date relating to the development of specific guidelines on how to address development within the town in view of its new, state enabling authority. The firm distributed a copy of their report to date, which included specific recommendations for 8 different character areas within the town. It then presented its research to the group, identifying possible tools for development. Discussion ensued on the pros and cons of Floor Area Ratio and similar-type tools that provides a cap on bulk in relation to lot size but offers more flexibility in massing. The firm also presented, in more detail, its specific recommendations for individual character areas.

The Committee identified concerns with the firm's recommendations, particularly relating to inconsistencies with Montgomery County law, changes to the town's setback laws, and its decision not to use FAR. The Committee also discussed the possibility of setting base line development parameters and providing an alternate process that would enable residents to obtain a development bonus if specific criteria were met. Jakubiak and Associates asked the Committee to suggest what those criteria would be and also agreed to prepare its own list.

The Committee agreed that we would meet again on Monday, March 26 and Jakubiak and Associates were advised that the Council would like to hear a presentation on their progress to date at its meeting on April 11.

Having no further business, the meeting was adjourned at approximately 9:30 P.M.

Prepared by Julia Miller and approved by the Committee on March 26, 2007.