

Residential Infill Project
Stakeholder Advisory Committee (SAC)
Meeting #4a Agenda – DRAFT

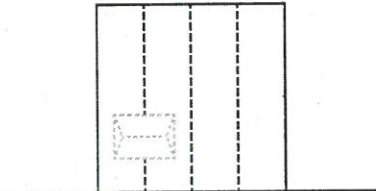
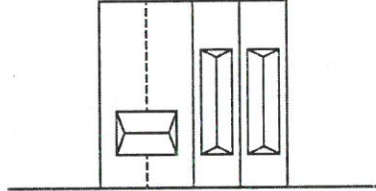
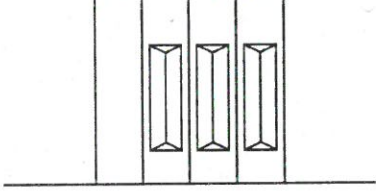
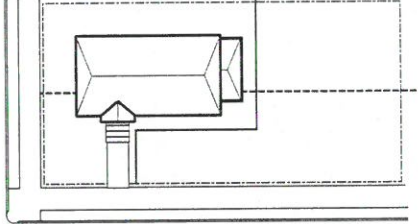
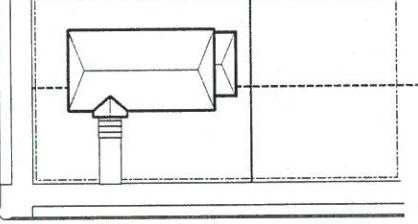
OPTIONAL Q&A MEETING FOR SAC

November 17, 2015 | 6:00 – 8:00 PM
1900 SW 4th Avenue | Room 7A (7th Floor)

Meeting objectives:

- Learn about the City’s Land Division process and Lot Confirmations in preparation for the December 1st SAC meeting to discuss Narrow Lot Development
- Provide adequate time for the SAC to ask questions and hear answers about these two processes
- NOTE: As this is an optional informational meeting for the SAC members, we will not be asking for potential solutions or discussing pros and cons of alternatives.

1. **Welcome and Meeting Intro** (Morgan Tracy, Project Manager) 6:00 pm
2. **Land Divisions Overview** (Sandra Wood, Planning Manager) 6:10 pm
3. **Lot Confirmation Overview** (Morgan Tracy) 6:40 pm
4. **Questions and Answers** (SAC) 7:10 pm
5. **Public Comment** 7:40 pm
6. **Other SAC Announcements** (SAC) 7:50 pm
7. **Wrap up/Adjourn** (Sandra Wood) 8:00 pm

<p>September 10, 2003</p>	<p>City Council directed the City Attorney to withdraw the appealed amendment package (Policy Package 1) for re-consideration and passed a resolution directing the Bureau of Planning to develop a compromise proposal to prevent demolition of houses, to promote affordable housing, ensure design compatibility, and to allow detached houses on small lots in multi-family zones.</p>
<p>November 14, 2003</p>	<p>Regulations adopted that deter demolition of houses on platted narrow lots by establishing minimum lot sizes for development on existing lots, including a 3000 sq. ft. minimum in the R5 zone. <i>(Policy Package 1B)</i></p>
<p>December 10, 2003</p>	<p>“Vacant lot provision” adopted. An exception to the minimum lot size was established, which waived the minimum lot size standard and allowed for development on existing ‘vacant’ lots. Vacancy was codified as a lot that has “not had a dwelling unit on it since Sept 10, 2003, or for at least five years.” This established the 5-year waiting period before development could occur <i>(Policy Package 2A)</i>.</p> <p>Before development:</p>  <p>After 2003, two development patterns have occurred:</p> <p>The existing house is retained and the vacant lots are each developed with houses.</p>  <p>The existing house is demolished, three houses are built immediately, and the fourth is built after five years.</p> 
<p>February 2004</p>	<p>Regulations adopted to expand the provisions to allow detached housing on small lots in rowhouse and multi-family zones. <i>(Policy Package 2B)</i></p>
<p>March 10, 2010</p>	<p>Alternative minimum lot sizes established for ‘vacant’ lots (2400 sf/25’ wide or 1600 sf/36’ wide) applicable to both existing and modified lots. This alleviated the pressure of manipulating property lines on corner lots for the purpose of creating ‘vacant’ sites. Property Line Adjustments require lots to remain at or come closer to conformance with lot dimension standards. City Council also established definitions and regulations for ‘adjusted lots’ and ‘lot remnants’ and reformatted the standards into Table 110-6 that currently exists. <i>(RICAP 5)</i></p>   <p>Prior to 2010, each substandard lot had to stay at 2500 sq ft, creating strange lots and lot lines.</p> <p>After 2010, greater flexibility was provided to allow for more orderly lot configurations.</p>