

**Infill Task Force  
Discussion Outline  
November 17, 2005**

The following questions are intended to guide discussion at the November 17 Infill Task Force meeting.

**Vision and Plan Elements:**

In the initial meetings of the Advisory Committee, the City's vision for infill development was identified as an issue. The relevant sections of the City comprehensive plan and adopted neighborhood plans that address infill and compatibility were sent out to Task Force members in September. This information has been updated to include the relevant goals and policies from the recently adopted Evergreen Neighborhood Plan.

1. Do existing goals and policies create an adequate City-wide framework for addressing infill issues? If not, what additional City-wide policies should be adopted?
2. Should neighborhood plans be the vehicle to adapt City-wide policies to the neighborhood level?
3. Is there a need for a vision statement regarding infill or do existing policies adequately describe City direction for infill development? If a vision statement is needed, should it be a City-wide vision or should each neighborhood have its own vision?

**Implementation Strategies:**

The Task Force has discussed the idea of requiring design review for houses that exceed certain thresholds. To comply with state law, an applicant must have an opportunity to build a house under clear and objective standards without a discretionary review process. The clear and objective standards could set the size limit over which a house must go through a design review process. A design review process can take many forms. Three options include:

- A hearing before the Development Review Commission (public notice in advance)
- A hearing by a special Infill Review Commission (public notice in advance)
- Review by staff – similar to RID review (notice of decision with an opportunity to appeal)

In all cases, the application process would become more complex and review time would increase. To comply with state law, reviews (with appeals) would need to occur within 120 days.

Key questions include:

1. Does the Task Force want to create a design review process for houses over a certain threshold (size, height, width)?
2. What thresholds should trigger review? Options include:
  - Houses over XX sq. ft. – 6,000 sq. ft.?
  - House size greater than or equal to 90% of FAR (2,700+ sq. ft. in FAN)
  - House height greater than 90% of maximum height
  - House width greater than 80 feet at the front building line
3. What type of review should be required?

### **Floor Area Standards:**

At the November 3<sup>rd</sup> meeting, Ron Kellett offered a list of options regarding maximum house size. These included:

- Create a new standard that establishes an absolute floor area limit;
- Amend the existing FAR standard – recalibrate lower;
- Create a new FAR standard linked to lot frontage;
- Amend setback angles (horizontal and vertical) to direct largest volumes away from neighbors.

Questions:

1. Does the Task Force want to set an absolute floor area limit? If yes, what should the limit be? Should it be tied to the zone?
2. How should FARs be recalibrated?
3. What additional information is needed to address the options?