

**Residential Land Stakeholder Committee Meeting
Thursday, May 11, 2006**

Definitions and Assumption: Summary of Discussions

Vacant and Partially Vacant

Vacant shall be defined as parcels with no structures or with structures with a value of less than \$10,000 and has not been precluded from development by a CUP or other commitment. Staff shall investigate whether “Real Market Value” for parcels can be imported into the spreadsheet generated by GIS for use in determining vacancy. If it cannot, staff will proceed with “Assessed Value” for computing the land and improvements.

Underutilized and Redevelopable

Redevelopable shall be defined as lots where the value of a structure on the land is worth equal to or greater than \$30,000 and is worth less than 30% of the combined value of the land and structure. Lots shall only be added to the inventory if the lot can further divided or otherwise developed with more dwelling units are already present on the site. It shall not be counted if only a one-for-one dwelling unit replacement is feasible on the site.

Underutilized shall be define as a lot that is 1 acre or larger with an existing residential structure. One-quarter of an acre shall be reserved for the existing home and the remaining .75 acres or more shall be counted as part of the buildable inventory (unless excludes by some other characteristic of the property)

Unbuildable, Not Serviceable

Unbuildable shall be defined as:

1. Land with slopes greater than 25%
2. Within the floodway
3. Within the 100-yr floodplain
4. In areas with severe landslide potential
5. Within wetlands and riparian corridors and setbacks
6. With an easement a 230KV transmission line
7. Small irregularly shaped lots
8. Publicly owned land

Not Serviceable:

1. Land which cannot be provided urban services within the planning period.