

**COUNCIL INITIATED
PROPOSED AMENDMENT SHEET 1**

MOTION NO. 23-542

Amendment Name: Amend proposed ordinance attached to Motion 23-542
Regarding Multiple Residential (MR) zoning

Brief Description: Remove MR zoning from the list of zones eligible to use Lot Size Averaging

Amend finding G.3 in attached proposed ordinance as follows:

[Note: GPP is the General Policy Plan]

Page 7, after “designations.” remove and reformat as follows:

3. Future Land Use Map. Under the heading Future Land Use Map (FLUM) the GPP discusses implementing zones and land use designations shown on the FLUM. This section provides the policy direction for which zones are conforming to the comprehensive plan designations. ~~The sole place where the GPP discusses these zones is in their application in the Darrington and Gold Bar UGAs due to an absence of sanitary sewer.~~

Insert:

- a. The sole place where the GPP discusses R-12,500 and R-20,000 zoning is in their application in the Darrington and Gold Bar UGAs due to an absence of sanitary sewer.

The proposed amendments remove the possible use of lot size averaging in the R-12,500 and R-20,000 zones to help to implement the FLUM and to reduce situations with non-conforming lots. Most of the locations where R-12,500 and R-20,000 appear on the zoning map are not in the Darrington or Gold Bar UGAs. Rather, these zones occur more often on the zoning map as non-conforming to applicable future land use map designations. Since septic system requirements include a minimum lot size of 12,500 square feet, it is not feasible to use lot size averaging in the R-12,500 zone. Eliminating provisions to use lot size averaging in R-12,500 zoning helps to clarify development options by eliminating a hypothetical allowance that does not work. Development has already happened on most of the sites with R-20,000 zoning. Eliminating the option for using lot size averaging on the remaining R-20,000 sites reduces the possibility of creating more parcels that do not conform to the applicable comprehensive plan designations.

- b. When discussing the Urban High Density Residential (UHDR) plan designation, the GPP says that this “designation allows high density residential land uses such as townhouses and apartments generally near other high intensity land uses.” UHDR is the only plan designation implemented by MR zoning.

The purpose of MR zoning provided in SCC 30.21.025(1)(b)(iii) states that the “intent and function of the Multiple Residential zone is to provide for high-density development, including townhouses and multifamily structures generally near other high-intensity land uses”.

The proposed amendments would no longer allow lot size averaging in MR zoning. This is because lot size averaging is a technique to develop single family homes, and these are not a policy goal for the UHDR plan designation or part of the purpose of MR zoning. Further development of single-family housing in MR zoning may be contrary to the policy direction in the GPP for UHDR and the codified purpose of the zone.

Page 10, Section 4, amend as follows:

In R-9,600, R-8,400, R-7,200, and LDMR, ~~and MR~~ zoning, a subdivision or short subdivision may meet the minimum lot area requirement by calculating average lot size under this section.

Council Disposition: Council unanimously approved, 5-0 Date: 1/3/2024

Note: Vice-Chair Nehring moved, CM Dunn seconded.