

ATTACHMENT 2

GENERAL PLAN AMENDMENT

~~Policy 2.2.1.2 Agricultural Lands (AL): This designation is applied to lands described in Policy 8.1.1.8. Maximum allowable density shall be two residential dwelling units, to support the agricultural use, per 20-acre minimum parcel size. The AL designation may be applied in Rural Regions only. [Deleted from Staff Recommendation only. See Planning Commission minutes for clarification.]~~

Policy 2.2.1.3 The General Plan shall provide for the following range of population densities in the respective land use designation based upon the permitted range of dwelling units per acre and number of persons per acre as shown in Table 2-2.

| TABLE 2-2 LAND USE DENSITIES AND RESIDENTIAL POPULATION RANGES | | | |
|--|-------------------------|---|-------------------------|
| Land Use Designation | Units Per Acre | Persons Per Housing Unit¹ | Persons Per Acre |
| Multifamily Residential | 5 – 24 | 2.3 | 11.5 - 55.2 |
| High-Density Residential | 1 – 5 | 2.8 | 2.8 - 19.6 |
| Medium-Density Residential | 1 – 0.2 | 2.8 | 2.8 |
| Low-Density Residential | 0.20 - 0.1 ³ | 2.8 | 0.56 - 0.28 |
| Rural Residential | 0.1 – 0.025 | 2.8 | 0.28 - 0.07 |
| Agricultural Lands | 0.05 | 2.8 | 0.14 |
| Natural Resource | 0.025 – 0.00625 | 2.8 | 0.07 - 0.0175 |
| Commercial | 10/4 ² | 2.8 | 28/11.2 |
| Research & Development | 10/4 ² | 2.8 | 28/11.2 |
| Industrial | – | – | – |
| Open Space | – | – | – |
| Public Facilities | – | – | – |
| Tourist Recreational | – | – | – |
| Notes: | | | |
| ¹ 1990 U.S. Census | | | |
| ² Maximum of 10 units per acre in Community Regions; maximum of 4 units per acre in Rural Centers | | | |
| ³ <u>Policy 5.2.3.5 requires an average of 5-acre minimum parcels if ground water dependent. Parcel may be subdivided to create one new parcel not less than 4.5 acres in size under this policy as allowed by Title 16.44.120(L) and Implemented by Title 17.14.120.</u> | | | |

~~Policy 2.2.5.5~~ ~~Minimum parcel size as shown on the General Plan land use map shall not apply to parcels occupied by governmental bodies or private or public utilities. When such agencies are acquiring land for their exclusive use, the remaining parcel from the donor property need not comply with the minimums set forth on the General Plan land use map, provided that the donor parcel shall retain sufficient lands so as to comply with the minimum lot size based on the type of water supply and sewage disposal. All other divisions of the remaining land must be in compliance with the density and lot standards established in the General Plan and Zoning Ordinance.~~

Policy 2.2.5.5 Parcel Size Exception. All other divisions of the remaining land must be in compliance with the density and lot standards established in the General Plan and Zoning Ordinance except as follows:

- A One parcel may be subdivided to create one new parcel of lesser size than is required under policy 2.2.1.2 as implemented by the Zoning Ordinance.
- B Minimum parcel size as shown on the General Plan land use map shall not apply to parcels occupied by governmental bodies or private or public utilities. When such agencies are acquiring land for their exclusive use, the remaining parcel from the donor property need not comply with the minimums set forth on the General Plan land use map, provided that the donor parcel shall retain sufficient lands so as to comply with the minimum lot size based on the type of water supply and sewage disposal.
- C Notwithstanding the minimum parcel size requirements set out herein, lot line adjustments may be allowed for existing substandard size parcels. Lot line adjustments may also create a substandard size parcel when there is a need to better consolidate and manage lands with important resources (e.g., agriculture, timber, minerals, environmentally sensitive lands, etc.)
- D There shall be no parcel size exception granted where other policies herein require specific setbacks and buffers to adjoining parcels.

~~Policy 2.2.5.12~~ ~~Notwithstanding the minimum parcel size requirements set out herein, lot line adjustments may be allowed for existing substandard size parcels. Lot line adjustments may also create a substandard size parcel when there is a need to better consolidate and manage lands with important resources (e.g., agriculture, timber, minerals, environmentally sensitive lands, etc.).~~