

the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and the County's Comprehensive Plan MPR Policies. Impact fees may be assessed to compensate the cost of increased demands upon infrastructure, services, and utilities.

Policy C: Only residential PUDs will be allowed outside of UGAs and subject to the policies contained herein; provided however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and .362, and the County's Comprehensive Plan MPR Policies.

~~Policy D: Standards shall be developed for residential PUDs outside of UGAs for a maximum density adjustment to not exceed a 3:1 ratio of the underlying zone; provided however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and .362, and the County's Comprehensive Plan MPR Policies.~~

~~Policy E: A maximum of two years will be allowed from preliminary approval to final PUD approval providing other necessary approvals can be obtained within this time period; provided however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and .362, and the County's Comprehensive Plan MPR Policies. The final approval shall include a schedule for any phased development of the PUD. PUDs should be required to achieve a fifty percent (50%) build-out of each phase within four (4) years of the scheduled start date of each phase. Fifty percent build out shall include phased construction of infrastructure improvements, required structural construction, and implementation of the required natural and social amenity bonuses. If any of these requirements are not completed, the underlying zones shall be reinstated. All phases to be completed within 16 years of the final approval.~~

5. Density within PUDs.

Policy A: Density of PUDs shall be determined by the underlying zoning district's density provisions. The ability to alter or raise the underlying zoning for increased density shall be based on a density bonus system. The bonus system shall allow greater density according to the developer's ability to provide natural and social amenities beyond the required minimums contained in other regulations; provided however, that nothing in this section shall preclude the authorization of master planned resorts by the County pursuant to RCW 36.70A.360 and .362, and the County's Comprehensive Plan MPR Policies.

Policy B: Bonus amenities shall include but not be limited to: critical areas buffering or protection measures; wildlife protection corridors; public access; pedestrian trail