

Exhibit P  
Kittitas County County-Wide  
Planning Policies

Policy A: The transportation plans will, to the maximum extent, be environmentally sound system which responds to the needs of the community, including the elderly, disabled and low-income.

7. Concurrency.

Policy A: Transportation improvements which are necessary to maintain the identified level of service standards shall be implemented concurrent with new development. Concurrent with development means that improvements are in place at the time of development, or that a financial commitment is in place to complete the improvements within six years.

## CONTIGUOUS AND ORDERLY DEVELOPMENT

### I. Issues

#### 1. Subdivisions and Development in UGAs.

Policy A: Subdivisions and development within UGAs shall be orderly and coordinated between county and city governments and utility service purveyors.

Policy B: Development and subdivisions in the UGA will be subject to joint review with the Cities according to the development standards and comprehensive plans developed for that UGA, when those standards are developed. The county shall enforce these standards in the permit review process.

#### 2. Interlocal Agreements.

Policy A: Cities, the County, and Special Districts shall execute interlocal agreements to coordinate and manage growth in UGAs. Interlocal agreements shall acknowledge and implement the County-wide Planning Policies and shall incorporate uniform criteria for orderly annexation.

#### 3. Density and Services.

Policy A: Within UGAs, the forming of unincorporated enclaves of suburban density shall be planned and coordinated.

Policy B: Municipal services should be extended by Cities within unincorporated UGAs.

Policy C: Municipal services should not be extended outside of UGAs; provided, however, municipal services may be extended to serve a master planned residential development pursuant to RCW 36.70A.360 and the County Comprehensive Plan.

#### 4. Planned Unit Developments.

- Policy A:** PUDs which include commercial and/or industrial uses in addition to residential uses shall be located in UGAs or UGNs; 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 the County's Comprehensive Plan MPR Policies. The boundaries of UGNs will be defined as part of the County's completed Growth Management Plan. (See Attachment #2.)
- Policy B:** The location of all PUDs shall be established to foster the efficient expansion and management of infrastructure and utilities and demonstrate compatibility with resource land uses; 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 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 or UGNs, 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 the County's Comprehensive Plan MPR Policies.
- Policy D:** Standards shall be developed for residential PUDs outside of UGAs and UGNs 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 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 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 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 systems; affordable housing opportunities; open space; recreation opportunities; capital facilities improvements; avoidance of floodplain development; and others as specified by the local planning process.

#### 6. PUD Density within the County.

**Policy A:** KCCOG shall review the cumulative effects of PUD development when reviewing population allocations. (See Attachment #3.)

#### 7. Development Standards.

**Policy A:** To encourage logical expansions of corporate boundaries into UGAs and to enable the most cost-efficient expenditure of public funds for the provision of municipal services into newly annexed areas, the County and the respective Cities shall jointly develop and implement development, subdivision and building standards, coordinated permit procedures, and innovative financing techniques including the possibility of development impact or other fees for the review and permitting of any new development within the separate UGAs.

**Policy B:** Standards for the following shall be developed and adopted:

1. Street locations, both major and secondary
2. Street right-of-way
3. Street widths
4. Curbs and gutters
5. Sidewalks for secondary streets only
6. Road construction standards
7. Cul-de-sacs, location and dimensions
8. Storm drainage facilities, quantity, quality, and discharge locations
9. Street lights, conduit, fixtures, locations
10. Sewer, septic regulations, private sewer, dry sewer facilities
11. Water, pipe sizes, locations, construction standards
12. Electrical and natural gas distribution systems
13. Communication utilities, telephone, cable TV, etc.
14. Fire protection, station locations, fire flows, uniform codes