EXHIBIT F

GMA Compliance 2012
Description: Amend Kittitas County Code Title 16

Kittitas County Code, Chapter 16.04 General Provisions is amended as follows:

Chapter 16.04
GENERAL PROVISIONS

Sections
16.04.010 Applicability.
16.04.020 Exemptions.
16.04.030 Administration.
16.04.040 Procedure - Application and fees.

16.04.010 Applicability.

A. Every division and boundary line adjustment within the unincorporated area of Kittitas County shall proceed in compliance with the Kittitas County Code.
B. Every division and boundary line adjustment within the unincorporated area of Kittitas County shall proceed in compliance with this title and KCC Title 17 Road Standards. (Ord. 2005-31, 2005)

16.04.020 Exemptions.
The provisions of this title shall not apply to:

1. An alteration made for the purpose of adjusting boundary lines as defined in KCC 16.08.055.
2. Divisions made by testamentary provisions or the laws of descent;
3. Cemeteries and other burial plots while used for that purpose;
4. Any division of land for the purposes of installing or maintaining publicly owned facilities, utilities, emergency services, structures and uses, including but not limited to utility substations, pump stations, wells, watershed intake facilities, fire stations, or other utility and emergency services facilities of the same or similar nature, provided that such parcel shall not be required to meet the minimum lot size of the subject zoning district (KCC Title 17). The remaining parcel may be less in total area than the minimum lot size for the zone but if used for a building site must comply with all other county regulations (e.g., on site sewage systems, setbacks, etc.);
5. Divisions for industrial or commercial use, provided the division is in accordance with KCC Chapter 16.05;
6. Divisions for the purpose of lease to permit travel trailers to be placed upon the land, provided the division is in accordance with KCC Chapter 16.05;
7. Divisions for residential condominiums, provided the division is in accordance with KCC Chapter 16.05;
8. Divisions for the purpose of leasing land for facilities providing personal wireless services while used for that purpose. "Personal wireless services" means any federally licensed personal wireless service. "Facilities" means unstaffed facilities that are used for the transmission or reception, or both, of wireless communication services including, but not necessarily limited to, antenna arrays, transmission cables, equipment shelters, and support structures; and
9. Divisions into lots or tracts of less than three (3) acres that is recorded in accordance with Chapter 58.09 RCW and is used or to be used for the purpose of establishing a site for construction and operation of consumer-owned or investor-owned electric utility facilities. For purposes of this subsection, "electric utility facilities" means unstaffed facilities, except for the...
presence of security personnel, that are used for or in connection with or to facilitate the transmission, distribution, sale, or furnishing of electricity including, but not limited to, electric power substations. This subsection does not exempt a division of land from the zoning and permitting laws and regulations of cities, towns, counties, and municipal corporations. Furthermore, this subsection only applies to electric utility facilities that will be placed into service to meet the electrical needs of a utility's existing and new customers. New customers are defined as electric service locations not already in existence as of the date that electric utility facilities subject to the provisions of this subsection are planned and constructed. (Ord. 2012-006, 2012; Ord. 2011-013, 2011; Ord. 2005-31, 2005)

16.04.030 Administration.
The county community development services director, hereafter referred to as the director, is vested with the duty of administering subdivision and platting regulations within the unincorporated areas of the county, and may prepare and require the use of such forms as are essential to their administration. (Ord. 2005-31, 2005)

16.04.040 Procedure - Application and fees.
Any person desiring to subdivide the land in an unincorporated area of the county shall submit a preliminary plat (see KCC, Chapter 16.12) to the director which shall be accompanied by filing fees established annually by the board of commissioners under separate action. (Ord. 2005-31, 2005)

Kittitas County Code, Chapter 16.08 Definitions is amended as follows:

Chapter 16.08
DEFINITIONS

Sections
16.08.010 Word construction.
16.08.020 Alley.
16.08.040 Block.
16.08.050 Board.
16.08.055 Boundary line adjustment.
16.08.056 Cluster.
16.08.057 Cluster plat.
16.08.060 Comprehensive plan.
16.08.070 Conservation plat.
16.08.080 Dedication.
16.08.086 Director.
16.08.087 Division.
16.08.090 Easement.
16.08.100 Large lot subdivision.
16.08.110 Lot.
16.08.115 Minimum lot size.
16.08.117 Open space.
16.08.118 Parcel creation.
16.08.120 Planning commission.
16.08.130 Plat.
16.08.135 Plt certificate.
16.08.140 Plat, final.
16.08.160 Public works director.
16.08.165 Road, public and private.
16.08.185 Short plat.
16.08.186 Short Subdivision.
16.08.190 Subdivider.
16.08.200 Subdivision.
16.08.010 Word construction.
Whenever the words and phrases appear in this title they shall be given the meaning attributed to them by this chapter. When not inconsistent with the context, words used in the present tense shall include the future; the singular shall include the plural, and the plural the singular; the word "shall" is always mandatory, and the word "may" indicates a use of discretion in making a decision. (Ord. 2005-31, 2005)

16.08.020 Alley.
"Alley" means a strip of land dedicated to public use providing vehicular and pedestrian access to the rear side of properties which abut and are served by a public road. (Ord. 2005-31, 2005)

16.08.040 Block.
"Block" means a group of lots, tracts, or parcels within well-defined and fixed boundaries. (Ord. 2005-31, 2005)

16.08.050 Board.
"Board" means the Board of Kittitas County Commissioners. (Ord. 2005-31, 2005)

16.08.055 Boundary line adjustment.
"Boundary line adjustment" means making alterations to existing lots, tracts or parcels through adjusting one (1) or more property lines. A boundary line adjustment is an alteration made for the purposes of adjusting boundary lines, which does not create any lot, tract, or parcel, which contains insufficient area and/or dimensions to meet minimum requirements for a building site. No lot or parcel resulting from a boundary line adjustment may be smaller than the minimum size allowed in that zone; provided, however, if the lot or parcel was already a nonconforming lot size that did not meet the minimum lot size for that zone, a boundary line adjustment may adjust boundaries so that nonconforming lot is larger even if it still continues to be less than the minimum lot size for that zone.

Boundary line adjustments are not intended to make changes that result in increased development or density otherwise regulated by applicable land use codes. The resulting legal descriptions shall incorporate the original legal descriptions and the resulting change to those descriptions.

Boundary line adjustments must comply with KCC Chapter 16.18 and KCC Title 12 Road Standards. (Ord. 2005-31, 2005)

16.08.056 Cluster.
"Cluster" consists of a grouping of buildable contiguous lots or building envelopes within the cluster plat or conservation plat boundary. Individual clusters need not be contiguous but must be within the project boundary.

16.08.057 Cluster Plat.
"Cluster Plat" means a land division where the applicable zoning requirements are modified to provide an alternative land division method for the development layout, configuration and design of lots, buildings and structures, roads, utility lines and other infrastructure in order to preserve natural, resource, and scenic qualities of open lands.

16.08.060 Comprehensive plan.
"Comprehensive plan" means the current comprehensive plan of the County, adopted by the Board pursuant to state law. (Ord. 2005-31, 2005)

16.08.070 Conservation plat.
"Conservation plat" means a land division where the applicable zoning requirements are modified to provide an alternative land division method characterized by compact lots and common open space or...
natural resource lands, where the natural features of the land, resource potential, and rural character are maintained to the greatest extent possible while accommodating development.

16.08.080 Dedication.
"Dedication" means the deliberate conveyance of land by an owner or corporation for any general or public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final plat or short plat showing the dedication thereon; and, the acceptance by the public shall be evidenced by the approval of such plat for filing by the Board of county commissioners. (Ord. 2005-31, 2005)

16.08.086 Director.
"Director" is the director of Kittitas County Community Development Services department or designee. The director may also be referred to as the County Planner in certain legislation. (Ord. 2005-31, 2005)

16.08.087 Division.
"Division" means the creation of a lot through short or long subdivision, large lot subdivision, use of intervening ownership, etc., but not including a boundary line adjustment. (Ord. 2012-006, 2012; Ord. 2005-31, 2005)

16.08.090 Easement.
"Easement" means a grant by a property owner to specific persons or to the public to use land for a specific purpose or purposes. (Ord. 2005-31, 2005)

16.08.100 Large lot subdivision.
"Large lot subdivision" means any subdivision of land into two (2) or more lots or parcels the smallest of which is twenty (20) acres or greater. (See KCC 16.36 for standards and requirements) (Ord. 2005-31, 2005)

16.08.110 Lot.
"Lot" means a fractional part of subdivided lands having fixed boundaries, being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term shall include tracts or parcels. (Ord. 2005-31, 2005)

16.08.115 Minimum lot size.
Minimum lot sizes for the respective zones can be found in Title 17 of this code. (Ord. 2005-31, 2005)

16.08.117 Open space.
"Open space" means any land area, the preservation of which in its present use would conserve and enhance natural or scenic resources; or protect streams or water supplies; or promote conservation of soils, wetlands, rural and resource lands; or enhance the value to the public of abutting or neighboring parks, forests, wildlife preserves, nature reservations, sanctuaries or other open space; or enhance recreation opportunities; or preserve historic sites. Public open space is publicly owned land that has been or will be set aside for open space and recreational use. Private open space is privately owned land that has been or will be set aside as provided in Title 16 of this code, by voluntary conservation, or by land reserve easements. Open space does not include utility easements, road easements, or areas used for stormwater ponds or septic facilities.

16.08.118 Parcel creation.
"Parcel creation" means the creation of a lot through short or long subdivision, large lot subdivision, use of intervening ownership, etc. and including boundary line adjustments. (Ord. 2012-006, 2012; Ord. 2005-31, 2005)

16.08.120 Planning commission.
"Planning commission" means the Kittitas County Planning Commission. (Ord. 2005-31, 2005)
16.08.130 Plat.
"Plat" means a map or representation of a short or long subdivision, showing thereon the division of a tract or parcel of land into lots, blocks, roads and alleys or other divisions and dedications. (Ord. 2005-31, 2005)

16.08.135 Plat certificate.
"Plat certificate" means a certificate showing ownership of land proposed for short or long subdivision, including all encumbrances thereon. (Ord. 2005-31, 2005)

16.08.140 Plat, final.
"Final plat" means the final drawing/map and dedication prepared for administrative or board approval and filing for record with the county auditor, all in accordance with county subdivision procedures and minimum requirements. (Ord. 2005-31, 2005)

16.08.160 Public works director.
"Public works director" means the public works director or his or her designee. (Ord. 2005-31, 2005)

16.08.165 Road, public and private.
"Road, public and private" for definition see Title 12 of this code for definition. (Ord. 2005-31, 2005)

16.08.185 Short plat.
"Short plat" is the map or representation of a short subdivision. (Ord. 2005-31, 2005)

16.08.186 Short Subdivision.
"Short subdivision" means the division or re-division of land into four (4) or fewer lots, tracts, parcels, sites or divisions, for the purpose of sale, lease, or transfer of ownership any one of which is less than twenty (20) acres. (Ord. 2005-31, 2005)

16.08.190 Subdivider.
"Subdivider" means a person, including a corporate person, who undertakes to create a subdivision. (Ord. 2005-31, 2005)

16.08.200 Subdivision.
"Subdivision" means the division or re-division of land into five (5) or more lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership any one of which is less than twenty (20) acres. (Ord. 2005-31, 2005)

Kittitas County Code, Chapter 16.09 Performance Based Cluster Platting is amended as follows:

Chapter 16.09
PERFORMANCE-BASED CLUSTER PLATTING and CONSERVATION PLATTING

Sections
16.09.010 Purpose and Intent.
16.09.020 Uses Permitted.
16.09.025 Applicability.
16.09.030 Criteria.
16.09.040 Development Regulations.
16.09.080 Process for Approval.
16.09.090 Public Benefit Rating System.
16.09.100 Definitions.
16.09.010 Purpose and Intent.
With the recognition of the value of retention of rural densities in rural lands, while protecting our critical areas, water resources and resource lands, and with recognition that urban densities belong in urban designated lands, Kittitas County also recognizes the need for innovative planning tools to achieve these goals. Encouraged by the Growth Management Act (GMA), this chapter Kittitas County may provide for clustering, planned unit developments, density transfer, design guidelines, conservation easements and other innovative land division techniques that will accommodate appropriate resource, rural and urban densities and uses at levels that are consistent with the conservation of resource lands and preservation of rural character and that provide a public benefit.

In order To assist in the implementation of Kittitas County's policy to provide tools to foster appropriate densities, while making development economically feasible, to recognize benefits to the greater community through an effort to conserve natural resource lands, to ensure the continued existence of open space, conserve water resources, to promote the establishment of community gardens, to protect public health by reducing the number of septic drain fields, by concentrating urban densities in urban growth areas, and by minimizing the impact of "Rural Sprawl" in rural lands as designated in the Kittitas County Comprehensive Plan, Kittitas County finds that this "Performance Based Cluster Platting and Conservation Platting" techniques would foster the development of urban, and rural and resource designated lands at appropriate densities while conserving resource lands, protecting rural character, protecting the environment and maintaining a high quality of life in Kittitas County. (Ord. 2010-014, 2010; Ord. 2009-25, 2009; Ord. 2006-36, 2006; Ord. 2005-35, 2005)

16.09.020 Uses Permitted.
The permitted uses of the clustered area shall be those of the underlying zone. Those uses specifically identified for the recreation categories in KCC 16.09.090 can be found in KCC 17.14 performance based cluster plat uses. Other uses not specifically identified may apply if determined a similar use as provided in Title 15A. (Ord. 2009-25, 2009; Ord. 2006-36, 2006; Ord. 2005-35, 2005)

16.09.025 Applicability.
Cluster Platting and Conservation Platting are an alternative method for the division of land.
1. Cluster platting is permitted in the following zone classifications:
   a. All zones in the Urban land use designation;
   b. All zones in the Rural Residential land use designation;
   c. All zones in the Rural Recreation land use designation; and
   d. All zones in Rural LAMIRDs.
2. Conservation platting is permitted in the following zone classifications, provided the parcel or combination of contiguous parcels meets the following required minimum land area:
   a. Agriculture 20, with a minimum land area of forty (40) acres;
   b. Forest and Range, with a minimum land area of forty (40) acres; and
   c. Commercial Agriculture, with a minimum land area of eighty (80) acres.

Applicability. This chapter applies to all tax parcels or combination of tax parcels from the date of the ordinance codified in this chapter, located in the Residential, Residential-2, Suburban, Suburban-2, Agriculture-3, Agriculture-5, Agriculture-20, Rural-3, Rural-5, and Forest and Range-20 zoning districts. (Ord. 2010-014, 2010)

16.09.030 Criteria.
Public Benefit Rating System (PBRS) points may be earned for including certain project elements or amenities not otherwise required by code. No PBRS points shall be awarded for land which is already protected through the Critical Areas Ordinance, Shoreline Management Program or other regulatory requirement. The calculation of open space shall not include areas already protected through regulation, including but not limited to wetland areas and their buffers, slopes over 33%, frequently flooded areas as defined in KCC 17A.02.140 or areas used to accommodate plat infrastructure (e.g. roadway surfaces, stormwater drainage facilities, or community septic facilities). For purpose of calculating open space, eligible areas are defined in KCC 16.09.100.C.
When a public benefit is demonstrated then bonus density points will apply, according to the Public Benefit Rating System in KCC 16.09.090. An element that may have a high value in an urban designation may have a low value in a rural designation. It is necessary, therefore, to have a separate set of criteria and outcomes depending on the land use designation. The density bonus provided in KCC 16.09.090 is limited to use in the following rural designations with a 100% bonus: in the Rural 3, Agriculture 3, Rural 5 and Agriculture 5 zones and 200% in the Agriculture 20 and the Forest and Range 20 zones. There is no limit to density bonus or the use of PBRS within the Urban Growth Areas.

2. All public benefits that are proposed and accepted in exchange for density bonus points shall be identified on recorded plats as easements, covenants, plat notes, or other acceptable mechanism as determined by the Kittitas County.

3. A minimum of forty percent (40%) of the area within the project boundary must be set aside in open space prior to application of the Public Benefit Rating System contained in KCC 16.09.090 of this chapter.

4. The following minimums for open space acreage by zone shall apply:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Minimum Open Space Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural 3 and Ag 3 Zones</td>
<td>9 acres</td>
</tr>
<tr>
<td>Rural 5 and Ag 5 Zones</td>
<td>15 acres</td>
</tr>
<tr>
<td>Agriculture 20 and Forest and Range 20</td>
<td>30 acres</td>
</tr>
</tbody>
</table>

5. A minimum percentage of the density bonus must be achieved with a transfer of development rights. The following percentage minimums by zone shall apply:

<table>
<thead>
<tr>
<th>Zone</th>
<th>Minimum % Density Bonus with TDRs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rural 3 and Ag 3 Zones</td>
<td>50%</td>
</tr>
<tr>
<td>Rural 5 and Ag 5 Zones</td>
<td>75%</td>
</tr>
<tr>
<td>Agriculture 20 and Forest and Range 20</td>
<td>100%</td>
</tr>
</tbody>
</table>


16.09.040 Development Regulations.

1. Cluster plats and conservation plats are subject to the following provisions:

   A. Phasing. Phasing shall be permitted without bonding requirements for future phases. Extension to final plat approval may be requested by the applicant pursuant to KCC 16.12.250.

   B. A Notification Requirement. If appropriate, the final plat and all Performance Based Cluster Platting conveyance instruments shall contain the following notice: "The subject property is within or near existing agricultural or other natural resource areas on which a variety of activities may occur that are not compatible with residential development for certain periods of varying duration. Agricultural or other natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances. Kittitas County has adopted right to farm provisions contained in the Section 17.74 of the Kittitas County Zoning Code."

   C. B Compliance with County Development Regulations. Unless otherwise specified by this chapter, all development activities authorized through this chapter shall comply with all existing, applicable county development regulations, including but not limited to: subdivision ordinance, zoning code, shoreline master program, road standards, fire and life safety, critical areas, and floodplain development ordinance. In addition, Performance-Based-Cluster Platting and Conservation Platting shall not be used prospectively in conjunction with the Kittitas County planned unit development zone ordinance (KCC Chapter 17.36 of this code).

   D. C. Applications. Applications for Performance Based Cluster Platting shall be evaluated for the possible impacts to adjacent agricultural uses. Residential parcel densities allowed in rural and resource areas can have a significant impact on agricultural, forestry and mineral resource uses. Conditions may be placed on development proposals through the normal Kittitas County
permitting authority, which protect agricultural lands from possible impacts related to incompatible land uses.

E. Irrigation. If the land is served with irrigation water, a preliminary irrigation plan is required with application.

F. Farmstead. The farmstead, including the pre-existing residential and associated out buildings within the project boundary, will not be required to become part of a cluster of residences.

G. Location. Clustered lots shall be located within the project boundary in a manner that best recognizes the purpose and intent of grity of the public benefits identified in the cluster plats or conservation plats, including but not limited to, the location of the natural resource lands, critical areas as identified in KCC 17.A, purpose of open space, etc.

H. Agriculture-20. The ability to create one lot less than twenty acres in size in the Agriculture-20 zoning district, pursuant to KCC 17.29.040(A)(1) shall not be used in addition to or cumulatively with Performance Based Cluster Platting.

I. Access to Public Lands. Applications that included parcels which share property line boundaries with public lands which allow public use must maintain or enhance existing public access points as part of the application in order to be considered for density bonuses under the Public Benefit Rating System. Maintained or enhanced public access points to public lands shall be in conformance with requirements as identified by federal, state, and local agencies having jurisdiction over said public lands. Documentation demonstrating such shall be submitted as part of the project application. (Ord. 2011-013, 2011; Ord. 2010-014, 2010; Ord. 2006-36, 2006; Ord. 96-6 (part), 1996)

J. Open Space. All open space shall contain appropriate covenants and restrictions to ensure the area will not be further subdivided in the future, the use of the open space for the purpose specified will continue in perpetuity, and the open space will be appropriately maintained to control noxious weeds and fire hazards.

2. Cluster plats are subject to the following provisions:
   A. The cluster development does not exceed the density permitted by the zone in which the development is located;
   B. The proposed cluster is not within one thousand three hundred twenty (1,320) feet between the lot lines of any other cluster or existing residential structure unless the residential structure(s) is part of the proposed development;
   C. The cluster development does not exceed six (6) residences per cluster;
   D. No residential dwelling within the cluster is further than one hundred (100) feet from another residential dwelling; and
   E. Sixty percent (60%) of the land outside of the cluster remains in contiguous open space in perpetuity. Open space in cluster plats shall be held in common ownership.

3. Conservation plats are subject to the following provisions:
   A. The conservation development does not exceed the density permitted by the zone in which the development is located;
   B. No conservation plat is adjacent to another cluster or conservation plat so that the total conservation development exceeds six (6) units unless the proposed developments are separated by an existing County road;
   C. Any new residential dwelling must be within one hundred (100) feet of an existing residential dwelling, unless the existing residential dwelling is part of the farmstead; and
   D. Seventy percent (70%) of the land outside of the conservation cluster remains in open space for resource use in perpetuity. Open space in conservation plats may either be held in common ownership, owned by a conservation entity, or remain in the ownership of the farmstead or resource parcel.

1. Generally: The size of the lots to be developed shall be no larger than necessary to meet the minimum Washington State Department of Health requirements and the Kittitas County Code.
2. Exceptions:
   a. The existing farmstead lot can be up to ten (10) acres in size; and
b. New lots may be as large as five (5) acres if building envelopes are established on the plat that ensure the same development pattern that would occur with smaller lots created consistent with subsection 16.09.060.1 above. (Ord. 2006-36, 2006; Ord. 2005-35, 2005)

16.09.080 Process for Approval.

1. Prior to submitting an application for a Performance Based Cluster Plat the applicant shall submit a request for a Pre-application Conference with the staff of Community Development Services (CDS). CDS will schedule the pre-application conference and invite other county departments and outside agencies as appropriate to review and offer comments regarding the application and to assist the applicant in the appropriate process.

2. Submit preliminary Performance-Based Cluster Plat or Conservation Plat map in conformance with requirements in KCC Chapter 15A Project Permit Application Review, KCC Chapter Title 16.12 Preliminary Plats or KCC Chapter 16.32 Short Plat Requirements, as applicable, and Title 12 Road Standards. Submit SEPA checklist in conformance with KCC 15.04 SEPA Regulations, as required for a plat application.

3. Submit critical areas application consistent with KCC Title 17A.

4. Performance Based Cluster Plats and Conservation Plats are to be processed as a short subdivision or subdivision, depending on the number of lots proposed, and are subject to a public hearing before the Hearing Examiner, the review process as provided for in KCC Title 15A, Project Permit Application Process.

5. Final Performance Based Cluster Plat or Conservation Plat approval must be in conformance with KCC Chapter Title 16.20 Final Plats.

6. Prior to final plat approval, any features of the project incurred as a result of bonus density shall be fully constructed or bonded for.

7. Documentation shall be submitted by the applicant stating how the proposed development meets the intent of KCC Chapter 16.09, and shall also demonstrate consistency with the bonus density awarded for such development prior to final approval.

8. Final plats meeting all requirements of this chapter shall be submitted to the Board of County Commissioners for approval within the timeframe specified by RCW 58.17.140. An applicant who files a written request with the County at least thirty days before the expiration of this period shall be granted an extension pursuant to KCC 16.12.250. (Ord. 2010-014, 2010; Ord. 2009-25, 2009; Ord. 2007-22, 2007; Ord. 2006-36, 2006; Ord. 2005-35, 2005)

9. 16.09.090 Public Benefit Rating System.

Points accrued from each element will be calculated in a cumulative manner and applied as a total in accordance with the public benefit rating system chart below. This total shall be converted to a percentile on a one to one basis (ex. 80 points equals 80% bonus density) and multiplied against the underlying zone minimum lot size based density.

Where more than one zone exists within a cluster plat boundary, the overall percentile shall be applied against the number of whole lots calculated within the individual zone acreage and within the overall limit for the zone per 16.09.030 of this code.

Example:

- An application for an 80 acre cluster plat where 65 acres are zoned Forest and Range 20 and 15 acres are zoned Rural 3.
- Total cumulative points for entire plat earned = 150. Converted to 150%.
- Rural 3 zone density bonus limit = 100%
- Forest and Range 20 zone density bonus limit = 200%

Calculations:

1. 15 acres divided by 3 acre min. lot size = 5 whole lots.
2. 5 lots times 100% max. (within the 150% earned) for Rural 3 = 5 bonus lots.
3. 65 acres divided by 20 acre min. lot size = 3 whole lots.

4. 3 lots times 150% earned (within the 200% max. allowed for Forest and Range) = 4 bonus lots.

5. Total lots allowed for cluster plat = 17. A potential of up to 5 clusters (minimum 3 lots or building envelopes each) may be located where most appropriate within the 80 acre project boundary regardless of the zone in which each cluster is placed.

* Whole lots are based on the minimum lot size for the zone and fractions thereof will not be rounded up to constitute a whole lot.

### Public Benefit Ratings System Chart

<table>
<thead>
<tr>
<th>Element</th>
<th>Urban Points</th>
<th>Rural Points or Units</th>
<th>Comments and Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Transportation</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roadway-Right-of-Way width exceeding County Road Standards by &gt;20% to Accommodate Future Growth and Multi-Modal Transportation Needs.</td>
<td>25</td>
<td>0</td>
<td>Urban levels of activity will need to consider future needs as growth and population increase. There will be more opportunity for Multi-modal transportation options in the urban environment.</td>
</tr>
<tr>
<td>Incorporate appropriate easements and rights of way to allow for connectivity between developments for motorized, non-motorized and pedestrian travel. Facilitates grid system transportation network.</td>
<td>50</td>
<td>5</td>
<td>Establishment and facilitation of connectivity between developments for all modes of transportation will allow for efficient and orderly road development.</td>
</tr>
<tr>
<td>Provide for new multi-modal access to publicly owned recreational lands.</td>
<td>25</td>
<td>25</td>
<td>Access to public recreation lands has diminished as a result of increased development. Incentives to provide access are vital to the public interest. Proposed new access points to public lands shall be in conformance with requirements as identified by federal, state, and local agencies having jurisdiction over said public lands. Documentation demonstrating such shall be submitted as part of the project application.</td>
</tr>
<tr>
<td>Open-Space</td>
<td>0</td>
<td>45%</td>
<td>Significant long-term benefit in rural areas. Minimizes options for redevelopment in urban areas.</td>
</tr>
<tr>
<td>---------------------------------------------------------------------------</td>
<td>-----</td>
<td>-----</td>
<td>-------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Place 41% to 75% of site in open space for perpetuity.</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Create urban redevelopment areas using open space.</td>
<td>35</td>
<td>0</td>
<td>Allows for redevelopment in urban areas not currently served by urban services.</td>
</tr>
<tr>
<td>In rural areas provide for open space connectivity with existing public lands, resource lands, or adjacent open space protected in perpetuity.</td>
<td>0</td>
<td>25</td>
<td>Open space provides the greatest public benefit when combined with adjacent open space to create larger tracts of contiguous resource land.</td>
</tr>
<tr>
<td>Wildlife-Habitat</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Connectivity of Wildlife Corridors</td>
<td>0</td>
<td></td>
<td>Development of open space is most effective if done with adjacent open space lands in mind. Development of wildlife corridors provides maximum benefit from open space creation. Proposed wildlife corridors shall be consistent with the requirements of the Washington State Department of Fish and Wildlife. Documentation demonstrating such shall be submitted as part of the project application. New dedicated wildlife corridors shall be designated as open space for perpetuity in order to be awarded bonus density points.</td>
</tr>
<tr>
<td>Wetland and riparian areas, setbacks, wetland, riparian areas and habitat enhancement and creation beyond requirements of CAO.</td>
<td>40</td>
<td>5</td>
<td>Provides for replacement of historic loss of wetlands, habitat, riparian and aquifer recharge areas.</td>
</tr>
<tr>
<td>Health and Safety</td>
<td>0</td>
<td>10</td>
<td>Minimizes individual drain fields and ensures maintenance of system.</td>
</tr>
<tr>
<td>---------------------------------------------------------------------------------</td>
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<td>---------------------------------------------------------------------</td>
</tr>
<tr>
<td>Community septic system.</td>
<td>50</td>
<td>50</td>
<td>Reduces use of domestic water supplies for irrigation and stream flows.</td>
</tr>
<tr>
<td>Reclaimed water system.</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Recreation. For specific uses see KCC 17.14.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development of passive recreational facilities: i.e.: bird watching, picnic areas</td>
<td>5</td>
<td>5</td>
<td>Provides limited recreational use. Passive recreational facilities shall be available for public use (not limited to private landowners within the development) to be awarded points.</td>
</tr>
<tr>
<td>Development of active recreational facilities: i.e.: trails, ball fields, tennis courts, outdoor riding arenas</td>
<td>40</td>
<td>40</td>
<td>Provides for increased opportunity for recreation. Active recreational facilities shall be available for public use (not limited to private landowners within the development) to be eligible for points.</td>
</tr>
<tr>
<td>Development of formal recreation facilities available for general public use: i.e.: pool, clubhouse, golf course, indoor riding arenas</td>
<td>15</td>
<td>15</td>
<td>Provides for increased opportunity for recreation.</td>
</tr>
</tbody>
</table>
| Development of community gardens for residents within the development.          | 40 | 40  | Provides for increased opportunity for recreation and a local food source. The ground area, excluding any area used for community garden buildings or structures, shall be a minimum of .25 acre or 10,000 square feet. The community garden shall be served by a water supply sufficient to support the cultivation.
Conservation of Farm and Forest Land

Purchase of residential development rights pursuant to KCC 17.13.

The number of units is directly related to the number of residential development rights transferred pursuant to KCC 17.13.

Permanent conservation of rural farm and forest land through acquisition and extinguishment of the development rights on lands designated as "sending sites" pursuant to KCC 17.13.


46.09.100 Definitions.

1. Cluster. A "cluster" consists of three or more buildable contiguous lots or building envelopes within the cluster boundary. Individual clusters need not be contiguous but must be within the project boundary.

2. "Density bonus" is that percentage of increase over the underlying zoning in the number of residential lots based on the total acres of the proposal.

3. Open space. For purposes of this chapter, "open space" shall mean land used for outdoor active, passive and formal recreational purposes, land used for resource protection (including related structures such as barns on agriculturally productive land), land which is a common area for use by the public and/or residents of a cluster development, which is reserved for parks, walking paths or other natural uses, but not to include critical areas where development would otherwise be restricted, or slopes over 33%, or frequently flooded areas, or dwellings or roadway surfaces, or building setbacks required by current codes, BPA easements, conservation easements or areas otherwise encumbered by federal, state, or local jurisdictions. Open space that is utilized to accommodate plat infrastructure, such as roads, stormwater drainage, or community septic facilities cannot be counted for density bonus points or meeting the minimum 40% open space criteria as required in KCC 16.09.030(1). However, for the purpose of the calculation of open space to determine the minimum 40% open space criteria as required in KCC 16.09.030(1), areas encumbered by an easement may be included if the easement allows development consistent with active and passive recreation or resource land uses. In all cases, for purposes of this chapter, open space shall be of a functional nature and incorporate logical boundaries.

4. Public Water System. A DOH approved water system that meets the requirements of WAC 246-290 or 246-291, or any water system that meets the definition of "municipal water supplier" under RCW 90.03.015.

5. Sewage Disposal System. A DOH or DOE approved sewage disposal system that meets the requirements of RCW 36.94 or RCW 90.46 or RCW 90.48.

6. Parent Parcel. That land made up of one or more contiguous tax parcels that are developed under this section.

7. Recreational passive uses shall include, but not be limited to, picnic areas, bird and wildlife viewing areas, pedestrian trails, etc.

8. Recreational active uses shall include, but not be limited to, ball fields, tennis courts, wheeled vehicle trails, outdoor riding arenas, etc.

9. Recreational formal uses shall include, but not be limited to, swimming pools, clubhouses, golf courses, indoor riding arenas, etc.
10. Reserve Development Area is all of the land within the project boundary that is within one mile of an Urban Growth Area and could reasonably be considered for inclusion within an Urban Growth Area during the 20-year planning period.

11.1. The "residual parcel" (also called "the open area") is that land which is remaining after the cluster subdivision lots and internal roads are deducted. (Ord. 2010-014, 2010; Ord. 2009-25, 2009; Ord. 2007-22, 2007; Ord. 2006-36, 2006; Ord. 2005-35, 2005)