

EXHIBIT 20
DENSITY

The density allowed for Planned Unit Developments is controlled in Kittitas County Code 17.36.025 (2) Allowed Density as follows:

17.36.025 Allowed density.

1. Inside the Urban Growth Area (UGA): The county may approve an increase of dwelling unit density for residential PUDs of not more than three (3) times the density permitted in the underlying zone, provided development rights are transferred pursuant to KCC Chapter [17.13](#) and additional natural and social amenities beyond the required minimums are provided.
2. Outside the Urban Growth Area (UGA) and Rural LAMIRDs: The density of the underlying zone combined with the existing density within the boundaries of the proposed PUD shall not be exceeded by a PUD.

a. *Example: A proposed PUD's boundary in a five (5)-acre minimum density zoning comprises 100 acres of land. Within this proposed PUD boundary there are five (5) pre-existing three (3)-acre parcels and one (1) pre-existing 85-acre parcel. The maximum density of this proposed PUD example would be 22 units. This is determined by including the five (5) pre-existing three (3)-acre parcels on 15 acres of land equaling five (5) units of density, being combined with the remaining parcel of 85 acres of undivided land which equals an additional 17 units of density. (85 acres of land divided by the five (5)-acre zoning = 17 units of density.)*

| Parcel 1 3 Acres | Parcel 2 3 Acres | Parcel 3 3 Acres | Parcel 4 3 Acres | Parcel 5 3 Acres |
|---|---------------------|---------------------|---------------------|---------------------|
| 1 Unit of Density | 1 Unit of Density | 1 Unit of Density | 1 Unit of Density | 1 Unit of Density |
| <div>Parcel 6 85 Acres Density = 17</div> <div>Total PUD Boundary 100 Acres</div> <div>Total PUD Maximum Density $17 + 5 = 22$</div> <div>PUD Boundary</div> | | | | |

3. For Rural LAMIRDs, the density shall be consistent with the character of the existing area as required by RCW [36.70A.070\(5\)\(d\)](#); ([Ord. 2023-010](#), 2023; [Ord. 2021-015](#), 2021; [Ord. 2013-001](#), 2013)

DENSITY CALCULATIONS FOR
SPRINGTREE RANCH PLANNED UNIT DEVELOPMENT
ON FOLLOWING PAGE

SPRINGTREE RANCH PLANNED UNIT DEVELOPMENT
DENSITY ANALYSIS

CALCULATIONS
Using the Kittitas County Example
KCC 17.36.025(2) Allowed Density

Within the boundaries of the Springtree Ranch Planned Unit Development there are 27.27 acres. The property includes parcel 376334, a 3.10-acre parcel identified as the northwest parcel on the site plan, parcel 386334, a 6.09-acre parcel identified as the southwest parcel on the site plan, and parcel 396334, an 18.08-acre parcel identified as the east parcel on the site plan.

DETERMINATION OF ALLOWED DENSITY:

The density allowed for the proposed Springtree Ranch PUD under the A-5 zone (Agriculture 5 zone) is one unit per 5 acres (as provided in Kittitas County Code 17.28A.030 Lot size required) within the boundary of the proposed PUD as may be increased through a Transfer of Development Rights as provided for in Kittitas County Code 17.13.

There are 27.27 acres within the boundary of the proposed Springtree Ranch PUD which equates to 5 units of basic density of the PUD.

In addition to the 5 units of the allowed basic density as provided for above, four (4) units of density will be added through a Transfer of Development Rights from two sending sites identified as Parcels 949862 and 949863 pursuant to Kittitas County Code Chapter 17.13. For a complete code response, see Exhibit 8H.

*TOTAL ALLOWED DENSITY FOR THE PROPOSED
SPRINGTREE RANCH PLANNED UNIT DEVELOPMENT
EQUALS 9 UNITS*