


EXHIBIT 9 **ROSLYN RIDGE WEST PLANNED UNIT DEVELOPMENT** **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
Parcel 6 85 Acres Density = 17 Total PUD Boundary 100 Acres <div style="text-align: right;"> <i>PUD Boundary</i>  </div> Total PUD Maximum Density $17 + 5 = 22$				

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
ROSLYN RIDGE WEST PLANNED UNIT DEVELOPMENT
ON FOLLOWING PAGE

ROSLYN RIDGE WEST PLANNED UNIT DEVELOPMENT DENSITY ANALYSIS

1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
101.32 Ac.						

Graphical Representation of the Roslyn Ridge West Planned Unit Development

CALCULATIONS

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

Within the boundaries of the Roslyn Ridge West Planned Unit Development there are 164.32 acres. The property includes 21 three-acre parcels located in the North Section of the property, numbered 1 to 21 in the above diagram, totaling 63 acres. See Attachment A which provides the parcel numbers on a map of the north 21 lots.

In the other three sections of the property, there is one 33.91-acre parcel (171934) identified as the Center Section North on the site plan, one 46.31-acre parcel (12065) identified as the Center Section South on the site plan, and one 21.10-acre parcel (20202) identified as the South Section on the site plan totaling 101.32 acres.

The maximum density of this proposed PUD is 61 parcels. This is determined by including the twenty-one (21) pre-existing three (3)-acre parcels on 63 acres of land equaling twenty-one (21) units of density. Through a Transfer of Development Rights, these units of density will be transferred to the receiving site, which consists of the parcels located within the South Section and the Center Section South. Using the planned unit development zoning, there are two (2) additional units of density per transferred TDR credit, which gives the development 21 extra units of density, totaling forty-two (42) units of density. See Exhibit 12 - KCC 17.13 code response for the Roslyn Ridge West PUD.

The density of the 33.91-acre parcel (171694) has six (6) units (33.91 acres of land divided by the five (5)-acre zoning = 6 units of density).

All forty-eight (48) total units as described above will be transferred to the residential portion of the project site, identified as parcels 20202 and 12065.

Parcel 20202 has 21.10 acres, which equal four (4) additional units of density (21.10 acres of land divided by the five (5)-acre zoning = 4 units of density).

Parcel 12065 has 46.31 total acres, totaling nine (9) units of density (46.31 acres of land divided by the five (5)-acre zoning = 9 units of density).

These 13 combined units of density from parcels 20202 and 12065, added together with the previously described 48 units, leaves the applicant with sixty-five (61) total units of density.

TOTAL ALLOWED DENSITY FOR THE PROPOSED
ROSLYN RIDGE WEST PLANNED UNIT DEVELOPMENT
61 UNITS