

**FORM
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**ISLAND COUNTY PLANNING AND COMMUNITY DEVELOPMENT
APPLICATION FOR
PLANNED RESIDENTIAL DEVELOPMENT**

Application packages must be submitted in person to Island County Planning & Community Development. Submit the **original plus 6 copies** of the complete and collated application packages.

You will use this form if you are proposing a Planned Residential Development (a clustered residential development with density bonus). A PRD is classified as either a Type II (4 lots or fewer) or a Type III (5 lots or more) decision. Type II and Type III decisions have slightly different application requirements.

- TYPE II DECISION (4 Lots or fewer)** – Complete the application questions as outlined in this form and submit together with Form G (Short Plat). Island County staff will review the proposal and issue a decision. A public hearing is not required unless the decision is appealed.
- TYPE III DECISION (5 Lots or more)** – All Type III Decisions require that a Pre-Application Conference be held no more than 6 months prior to submittal of this application. This Type III Decision also requires that a Community Meeting be held prior to submittal of this application. Island County staff will review the proposal and issue a recommendation to the Island County Hearing Examiner. The Hearing Examiner will conduct a public hearing and issue a formal decision. Complete the below questions and submit together with Form I (Long Plat).

1. On a separate sheet, provide a detailed written description of the proposal. Include descriptions of (1) the general purpose of the project, (2) features and pertinent matters not readily identifiable in map form, (3) specific uses permitted on the site and the area(s) to be designated as Community Area and/or Open Space, and (4) necessary or proposed restrictions. Upon approval of the application, this text will constitute a contractual limitation to those uses and standards otherwise provided in the county code.

2. Describe the type of residential units that are proposed (single family, duplex, triplex, townhouse, etc.)

3. Describe the existing use of the site: _____

4. Describe the terrain of the site (natural features, slopes, woodlands, pastures, wetlands, etc.): _____

5. On a separate sheet, provide a written statement describing how the proposal meets the PRD criteria listed below:
- a) Preservation of natural features
 - i. Proposed structures, uses and roads must be located to minimize disturbance to natural features by, for example, minimizing tree and soil removal.
 - ii. Open space must be clearly defined and must protect natural features in the following order of importance or priority:
 - 1. first, include critical areas designated and regulated under Island County Code; and
 - 2. second, include natural features that are important to the overall design of the PRD.
 - iii. When site conditions permit, open space aggregation is encouraged into one contiguous area and must not include private yards.
 - b) Relationship of proposed structures, uses and roads to the site and surrounding area
 - i. Dwelling units must be grouped in clusters with each dwelling unit having visual and/or physical access to the open space.
 - ii. No more than 6 dwelling units may be located in a cluster
 - iii. A cluster must be separated from other clusters by at least 200 feet of open space, except this may be reduced if required to protect natural features or if the separation provides a sight obscuring buffer.
 - iv. When natural vegetation exists, structures, uses and roads must be located so they are buffered or screened from public roads and adjacent properties.
 - v. Placement of structures, uses and road on undisturbed, forested ridgelines should be sited to minimize tree and soil removal.
 - vi. Lighting fixtures must be shielded, hooded and oriented towards the ground so that direct rays of light from the lighting sources are not visible past the property boundaries. The maximum number of lighting fixtures should be adequate to light the use for safety, security, operations and visibility to the type of use.
 - c) Traffic and circulation
 - i. Vehicular access must be designed and located to minimize interference with traffic flow on adjacent roads.
 - ii. Access points on the site must not interfere with access to adjacent properties.
 - iii. Interior roads must be designed to minimize conflicts between pedestrian and vehicular circulation.
 - iv. Interior roads and parking areas must be designed so there are no conflicts between the maneuvering areas for the parking spaces and circulation through the site.
 - v. Driveways, road and parking areas must be designed so existing vehicles are not required to back out into a public or private road that is external to the PRD.
 - d) Utility service. When feasible, electrical, telephone and cable utility lines shall be installed underground.
 - e) Recreational Facilities
 - i. Clubhouses, beaches, swimming pools, exercise pathways, tennis courts and other special recreation features are encouraged.
 - ii. When site conditions permit, recreational structures must not be located adjacent to public or private roads that are external to the PRD.

