

LVAG Clustering Feedback

Like (PD or CO)	Dislike (PD or CO)	Don't Get?	Recommend
PD - Water Availability is required element for eligibility	CO - needs to be more specific	Not clear how bonus points system encourages clustering - example given appears to allow for grid type development with more density..?	Require legal water availability to be proven prior to considering higher density Require Water Availability and proof of legal access prior to breaking ground
PD - encourages energy conservation with incentive points	PD/CO - sewage/septic voluntary innovation not acceptable, esp. along river	CO - affects new roads, what about improvement of existing roads (ninemile example)	Require high quality sewage/septic along river, not bonus incentive.
PD - points for minimizing fiscal impact on county	CO - too many points for some elements that provide questionable benefit to rural qualities	Define "cluster boundary" - don't get multiple clusters in one project. Might just need better explanation.	Review CO points system to ensure that points are justified and will result in desired aesthetics (ie not grid development), conserve rural character - small lots with big open spaces around them
CO - wildfire protection incentives	Wildfire protection/public safety measures should be required, not given points/incentive	How many PD's currently exist in the Methow Valley (or elsewhere) and how are they working?	Require wildfire protection standards for roads and new construction, not offer points
PD - Prohibition on wood burning gets points	PD - points for feeding deer?? Come on!	How is clustering working in Kittitas County? Things they would change in rural areas?	Give some points for air quality incentives such as restrict wood burning..
PD - points for assembling PD from "substandard" lots.	What is a substandard lot?	How are the 'incentives' enforced once clustering is granted?	Add points for projects/subdivisions that are intended for full-time, residential or affordable use vs. projects/subdivisions designed for vacation or second home use
PD - underground utilities (though should be separate from wildfire)		Are points inside and outside UGA's interchangeable? i.e. trading urban devel for non urban - or is TDR the only way?	Add "Bunker Bonus" for home designs that incorporate smaller footprints, square footage, lower height and visibility
			Add Bonus for incorporation

			of distributed/renewable energy for electrical and energy efficient design of buildings and facilities
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