

Preliminary Development Plan Requirements

Exhibit #8.

17.36.030 6. A Phasing plan with identified timelines.

Palomino Trails Development Staging and Phasing Plan

The following is the Staging and Phasing plan for the Palomino Trails Project:

This Staging and Phasing plan accompanies the application for Palomino Trails Planned Unit Development (the Project) as provided for in KCC 17.36 and the associated SEPA document. This Staging and Phasing plan is for the approval and the development of the Project is a best-case scenario. The actual time line for the approval process is unknown, as the time line will vary depending on this approval process and approvals outside of the Kittitas County process such as additional domestic water transfer approvals along with addressing storm water impacts. In addition the development and construction Stages and Phases of the Project will vary depending on market conditions, weather, financing, and other unforeseen impacts outside of the Applicant's ability to control. The Staging plan and time line provided herein may be accelerated or delayed depending on known and unknown factors.

It is planned to construct one division per building season but as stated above the construction of various divisions may be accelerated or slowed by any of the factors listed in this Staging and Phasing plan. The Project is to be developed out within 20 years.

Though the timing of the Staging and Phasing plan depends on many variables outside of the Applicants control such as the approval process, approvals from authorities having jurisdiction outside of the Kittitas County process, and events including but not limited to weather, seasonal building restrictions do to circumstances such as early season snow, late season snow, summer fire restrictions, market conditions, unforeseen circumstances, and financing, the order of the Stages, Phases and the Divisions within each phase should remain consistent.

The Project will be developed in two Stages.

Stage 1 will include road construction, infrastructure construction, sales office/model home construction, possible community building construction, construction of various recreation facilities such as trails etc.

Stage 2 will include the development of the remaining parcels approved in the PUD process with the associated infrastructure and continued recreation facilities like trails, including but not limited to, road, infrastructure construction, office/model home construction, possible community building(s) construction and construction of various recreation facilities.

Stage 1, Phase 1. It is anticipated that Phase 1, the preliminary approval process of the PUD, is anticipated to be completed by the end of 2019.

Stage 1, Phase 2. It is anticipated that Phase 2, the final development plan approval process of the PUD, is anticipated to be completed by the end of 2020, including but not limited to Kittitas County extension approvals pursuant to Kittitas County Code.

Stage 1, Phase 3. Phase 3 of the Project depends on the timing of the completion of Phase 2. This Phase will include the final short plat submittal creating the initial lots. The approval of this short plat is anticipated to be by the end of 2021. This Phase will also include the continued road access, infrastructure, sales office/model home construction, possible community building construction, and construction of various recreation facilities such as trails etc. Depending on timing, construction of the model home, which will operate as the construction management office and as a sales center, may precede the access construction. If the sales office/model home is built prior to the completion of the access occupancy permits for these two buildings will be issued upon their completion.

Stage 1, Phase 5 Divisions: The project will begin developing from Dry Creek Road northward. Each residential division will include the extension and construction of infrastructure to serve the development. This includes the construction of the water system, access roads, lot development and utilities. Divisions of this Phase may receive final plat independently of the other Divisions of the same Phase. Individual divisions will be submitted for final plat for Kittitas County Approval. Each Phase will include the development/extension of the Palomino Group A domestic water system to serve that individual division as well as roads and utilities. It is anticipated that each division may take 2 or more building seasons to complete. Completion of each division may be accelerated or delayed based on any of the many factors including but not limited to, weather, seasonal building restrictions do to circumstances such as early season snow, late season snow, summer fire restrictions, market conditions, unforeseen circumstances, and financing.

Notes Effecting Stage 1 and 2.

Amenity and recreation facility construction and operation, including indoor and outdoor facilities, trails etc., if built, may be built and operated during the construction of any Stage or Phase.

Agricultural use of the property may continue during any or either Stage of development.

Building Permits and home construction may proceed during the construction and prior to final platting or bonding of any division with Occupancy Permits for said home construction issued upon and simultaneously with final platting or bonding of said division.

The project may be developed over a period of 20 years. The 20-year time period will begin upon approval of the first division being platted, including but not limited to any and all approved extensions granted by Kittitas County pursuant to code. In past

experiences Planned Unit Developments Project's experiences vary from the onset of approval. These previous experiences have been due to political, environmental, economic, and development cycles that may increase or decrease the development period of the Project. Therefore, the phases and the development period may be slowed or accelerated as circumstances requires or allow.

Market and/or weather or seasonal conditions may impact the rate of development. The Project may be accelerated if approvals and conditions allow for said acceleration. The Project may be slowed if approvals, market conditions and/or other conditions cause said slowing. Indoor and or Outdoor Recreation Facilities may be constructed and operated during any of the phases.

The lands within the open space farmlands that are not being developed as home sites may continue the agricultural practices that currently exist on site today. Furthermore these open space farmlands will also provide the opportunity to preserve two critical areas on site, Reecer and Currier Creeks. These open space farm lands on larger parcels provide for the ability to continue agricultural operations while allowing the ability to discuss with other agencies possible long term goals, such as flood plain preservation and stream restoration, over the life o of the project.

If approvals occur later then planned or if other actions or conditions delay development the Staging and Phasing of the Project the entire Project may be delayed. The progress of the development of items that include but are not limited to utilities, the transportation analysis and platting delays may accelerate or delay the development of the parcels.

The Project is designed in such a manner that each Phase may follow the proceeding Phase but Phases may be constructed simultaneously and at some times out of order. Infrastructure may be constructed beyond the current Phase that is under construction.