

EXHIBIT 14
NON-RESIDENTIAL USES WITHIN PUD ARE DESIGNED
AT A SCALE APPROPRIATE FOR RURAL AREA
AND INTENDED TO SERVE ONLY THE RESIDENTS OF THE PUD;

As previously stated, the historical uses over the past century of this property have been for farming and ranching. This property is irrigated by the KRD and by a senior water right to Little Creek. While the surrounding properties have been developed into residential housing this land has continued to be used for farming and ranching. Again, historically this property was the home of one of the early residences built on the Nelson Siding Road. The proposed PUD will continue and improve farming and ranching operations of the property. The scale of the farming and ranching operations located on the property have not increased over the past 30 years. The proposed PUD farming and ranching lands will continue to be used as they have been in the past for growing grass hay, pasturelands, equestrian training, 4-H equestrian riding instruction, the raising of farm animals and other farm products, and the boarding of horses. All of these activities have taken place over the last 30 years and continue to do so today. The proposed PUD will not be altering the use of the property but establishing the long-term viability of the ranching, farming, and equestrian uses of the property.