

## EXHIBIT 6 - PHASING PLAN WITH IDENTIFIED TIMELINES

### SPRINGTREE RANCH PUD DEVELOPMENT, STAGING AND PHASING PLAN

The following is the Phasing plan for the Springtree Ranch PUD Project:

This Phasing plan accompanies the application for the Springtree Ranch Planned Unit Development (the Project) as provided for in KCC 17.36 and the associated SEPA document. This Phasing plan for the approval and the development of the Project, by and in Kittitas County, is a best-case scenario. The actual timeline for the approval process is unknown, as the timeline will vary depending on this approval process and approvals outside of the Kittitas County process such as domestic water transfer approvals. In addition, the development and construction of the 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 Phasing plan and timeline provided herein may be accelerated or delayed depending on known and unknown factors.

#### Phase 1 Spring of 2025

There is an existing home and garage located on the north portion of the property. This home is expected to be demolished and removed in the Fall of 2024. The ability to meet this timeline will depend on the Kittitas County approval process, survey and engineering work provided by private contractors and will depend further on market conditions, weather, financing, and other unforeseen impacts outside of the Applicant's ability to control. The Phasing plan and timeline provided herein may be accelerated or delayed depending on known and unknown factors.

Phase 2  
Summer of 2025

Final Platting of PUD. It is anticipated that final platting of the Springtree Ranch PUD will be completed in the summer of 2025. When this is accomplished, a new boarding facility may be constructed. The ability to meet this timeline will depend on the Kittitas County approval process, survey and engineering work provided by private contractors and will depend further on market conditions, weather, financing, and other unforeseen impacts outside of the Applicant's ability to control. The Phasing plan and timeline provided herein may be accelerated or delayed depending on known and unknown factors.

Phase 3  
Fall of 2026

Landscaping Plan for PUD. It is anticipated that the Landscaping Plan for the Springtree Ranch PUD will be completed by the end of 2026. The ability to meet this timeline will depend on the Kittitas County approval process, survey and engineering work provided by private contractors and will depend further on market conditions, weather, financing, and other unforeseen impacts outside of the Applicant's ability to control. The Phasing plan and timeline provided herein may be accelerated or delayed depending on known and unknown factors.

Phase 4  
Fall of 2027 to 2034

This Project is being planned, developed and constructed on an older existing horse ranch with an existing outdoor arena (the indoor arena was destroyed by the heavy snowfall during the winter of 2021/2022), one barn (the second barn was destroyed by the heavy snowfall during the winter of 2021/2022), outdoor horse paddocks with many of these being destroyed by the heavy snowfall during the winter of 2021/2022, pastures, trails and washing rack. Over a period of 10 years (2024 to 2034) the existing facilities of the project will be improved, rebuilt, expanded and/or replaced.

It is planned to complete the project by the end of 2034. The ability to meet this timeline will depend on the Kittitas County approval process, survey and engineering work provided by private contractors and will depend further on market conditions, weather, financing, and other unforeseen impacts outside of

the Applicant's ability to control. The Phasing plan and timeline provided herein may be accelerated or delayed depending on known and unknown factors.

Notes Effecting Phasing Plan as presented above.

Farming and ranching facility construction and operation, including indoor and outdoor facilities may be initiated and/or continued during any Phase of the Project.

Farming and Ranching use of the property may continue during all Phases of development and may proceed during any phase.

Building Permits and home construction and completion may proceed prior to the approval of the PUD, Final Development Plan and/or Final Platting.

There is currently one active building permit within the boundary of the proposed PUD.

The project may be developed over a period of 10 years with a possible five-year extension. It is the Project's goal to be complete within a 10-year period but, as has been experienced during previous years, political, environmental, economic, and development cycles may increase or decrease the development period of the Project. Therefore, the phases and the development period may be slowed or accelerated as circumstance requires or allows.

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 land within the farming and ranching lands that is not being developed as home sites may continue to evolve as equestrian, farming, and ranching as interests change over the life of the Project.

If approvals occur later than planned or if other actions or conditions delay development of the 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 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.