

EXHIBIT 8E

SPRINGTREE RANCH PUD IS SUITABLE FOR DEVELOPMENT IN GENERAL CONFORMANCE WITH ZONING STANDARDS FOR THE PROPOSED ZONE

The following is taken from Kittitas County Code KCC17.36.020 and 17.36.025. This portion of the code provides for the uses within a PUD that is located outside an Urban Growth Area and states the following:

17.36.02 Allowed uses.

- i. Accessory dwelling unit; >>>> An accessory dwelling unit may be built on the property in the future as allowed by the Kittitas County code which would be in general conformance with the proposed zone.
- ii. Accessory living quarters; >>>> Accessory Living Quarters may be built on the property in the future as allowed by Kittitas County code which would be in general conformance with the proposed zone.
- iii. Dwelling, single-family; >>>> Dwelling, single-family units are located on the property at the time of this application and continue to be built on the property in the future as allowed by Kittitas County code which would be in general conformance with the proposed zone.
- iv. Dwelling, two-family; >>>> Though allowed within the Planned Unit Development code it is not anticipated that two-family dwellings will be constructed on the property.
- v. Dwelling, multiple-family; ;>>>> Though allowed within the Planned Unit Development code it is not anticipated that multiple-family dwellings will be constructed on the property.
- vi. Special care dwelling; ;>>>> Though allowed within the Planned Unit Development code it is not anticipated that a special care dwelling will be constructed on the property
- vii. Parks and playgrounds; and >>>> A small park in playground may be constructed on the property to serve the residences that are located within the Springtree Ranch Planned Unit Development.

i. Community buildings; >>>>A community building(s) that provide services for the residents, their guests, and their invitees may be constructed on the property.

ii. Indoor recreation facilities including athletic clubs, fitness centers, sports courts, swimming pools, and other similar uses; >>>> Indoor equestrian facilities may be constructed to serve the residents, their guests, and their invitees of the Springtree Ranch Planned Unit Development.

iii. Outdoor recreation facilities including swimming pools, sports courts or similar uses;>>>> There is an existing outdoor arena, outdoor round pen, and riding trails located on the property at this time. These facilities will be improved for use by the residents, their guests, and their invitees of the Springtree Ranch Planned Unit Development.

iv. Electrical vehicle infrastructure, pursuant to KCC Chapter 17.66; >>>>It is planned to have electric vehicle infrastructure included within the Springtree Ranch Planned Unit Development.

v. Recreation vehicle storage areas. >>>> There currently exist areas for the storage of recreational vehicles including horse trailers, equipment trailers, tractors, other farming and other powered and unpowered farming equipment. These uses will continue after the Springtree Ranch Planned Unit Development is approved and constructed.

Only the Allowed uses as provided in KCC 17.36.02 will be allowed with in the proposed PUD. The proposed PUD is specifically designed to meet the allowed density. That density allowed within the zone including the Transfer of Development Rights as provided for in Kittitas County Code 17.13 provides a mix of residential lands and ranch lands. This PUD is designed to specifically meet this requirement and is suitable for development in general conformance with zoning standards for the proposed PUD zone.