

EXHIBIT 8B

THE PROPOSED AMENDMENT BEARS A SUBSTANTIAL
RELATION TO THE PUBLIC HEALTH, SAFETY OR WELFARE; AND

SPRINGTREE RANCH PUD THE PROPOSED AMENDMENT BEARS A SUBSTANTIAL RELATION
TO THE PUBLIC HEALTH, SAFETY OR WELFARE

The proposed amendment must bear a substantial relation to only one of the following: public health, safety OR welfare and this proposal benefits county residents in all three categories.

First, the County's comprehensive plan and zoning standards were established to protect the health, safety, and welfare of the public. Kittitas County adopted the Planned Unit Development zone (KCC 17.36) without it being appealed or overturned and as such using the Planned Unit Development Code, when meeting all its requirements, and used for the development of this project alone shows that this proposed project has a substantial relation to public health, safety and welfare and benefits the county and more.

Further, the Kittitas County Code in section KKC17.36.020 establishes specific uses that may be used within a PUD and at the same time eliminates most other uses. As the Kittitas County Code was adopted to ensure that the public health, safety and welfare is protected the uses identified below that are included within this proposed PUD show a substantial relation to the public health, safety or welfare as required by the PUD zone. The specific uses that are allowed in the PUD zone and that this PUD is going to use are as follows:

17.36.020 Allowed uses.

2. Outside the Urban Growth Area, uses may include:

a. The following residential uses; i. Accessory dwelling unit; There may be Accessory Dwelling Units built on the proposed PUD as allowed by Kittitas County.

ii. Accessory living quarters; There may be Accessory Living Quarters built on the proposed PUD as allowed by Kittitas County.

iii. Dwelling, single-family; There are two single family units on the property at this time and there is a third family unit under construction on the property at this time.

iv. Dwelling, two-family; It is not anticipated that there will be any two-family dwellings on the property.

v. Dwelling, multiple-family; It is not anticipated that there will be any multiple-family dwellings on the property.

vi. Special care dwelling; It is not anticipated that there will be any special care dwellings on the property.

vii. Parks and playgrounds; There may be a playground on the property for the residents and guests of the ownership of the units within the PUD.

b. The following uses where they are only serving a residential PUD and where all other applicable standards are met:

i. Community buildings; The proposed PUD may include community buildings on the property.

ii. Indoor recreation facilities including athletic clubs, fitness centers, sports courts, swimming pools, and other similar uses; The proposed PUD may include indoor recreation facilities located on the property.

iii. Outdoor recreation facilities including swimming pools, sports courts or similar uses; There is an existing outdoor arena and an outdoor round pen used for equestrian purposes. These facilities may be increased in size and improved. Other outdoor recreation opportunities that meet the Kittitas County code uses may be added in the future.

iv. Electrical vehicle infrastructure, pursuant to KCC Chapter 17.66; and There may be electrical vehicle infrastructure located on the property that meets the requirements of Kittitas County.

v. Recreation vehicle storage areas. There is recreational vehicle storage on the property now and that use will continue and may be expanded.

By showing that the proposed PUD uses are all allowed by the Kittitas County Code and said code has been adopted to protect the public health, safety and welfare of the county and its residents, this proposed PUD has shown that it bears a substantial relation to the public health, safety or welfare of the county.

Further, the following comments on Public Health, as listed below, provide additional evidence that the PUD shows that it bears a substantial relation to the public health, safety or welfare of the county.

The following statements are quotes from the Kittitas County Comprehensive Plan with statements by the applicants that further indicate that the PUD bears a substantial relation to the public health and safety of the county:

PUBLIC HEALTH and SAFETY

Through these responses to applicable comprehensive plan goals and policies, it can be demonstrated that the proposed planned unit development will foster public health and safety.

RR-G10: The County should look for opportunities for a variety of rural density and housing choices while maintaining rural character and protecting health and safety.

This PUD provides a variety of housing choices from the existing farmhouse built in the late 1950's to new view properties located at the higher elevations of the property. As this PUD will be built to all the standards of Kittitas County it bears a substantial relation to the public health and safety of the county.

RR-G14: Provide opportunity for development for recreational purposes which are consistent with rural character and protect public health and safety.

The Upper County is the home of the new Washington State Horse Park which is under continual construction and has brought in equestrian users from across the state and the west coast. Now the Park has constructed a very large indoor arena for use year around. This PUD extends and improves the equestrian opportunities in the region by providing a facility with an outdoor arena with a soft sand base, stalls, round pen, trails, and hay storage along with areas for the growth of feed for the animals. This development has been and will be built to meet all applicable codes of Kittitas County. In developing a safe facility that protects the public health and safety of the county residents the development of the PUD bears a substantial relation to the public health and safety of the county.

NE-P3: Use Best Available Science to regulate development in a manner that balances protection of property rights and human health and safety with protection of critical area functions and values: As this PUD is not being developed near any critical areas, the PUD bears a substantial relation to the public health and safety of the county.

WELFARE: The Merriam-Webster dictionary defines "welfare" as "the state of doing well especially in respect to good fortune, happiness, well-being, or prosperity".

Recreation activities are specifically designed to provide happiness and well-being. This PUD is specifically designed to provide an additional equestrian training, riding, recreation, and housing area for horses that is located approximately 6 miles from the Washington State Horse Park. This PUD provides a location that allows for the happiness and well-being of those interested in equestrian recreation. Therefore, this proposed PUD bears a substantial relation to the public welfare of the county.

SAFETY: The Merriam-Webster dictionary defines "safety" as "the condition of being safe from undergoing or causing hurt, injury, or loss".

All of the facilities within the PUD will be built to the Kittitas County Codes and use "Best Practices" to ensure that they are safe for both human and animal usages that occur in and around the farmland, ranch land, and equestrian facilities. Therefore, this proposed PUD bears a substantial relation to the safety of the county.

Throughout this Exhibit it has been shown that the PUD bears a substantial relation to all three of the following: public health, safety, or welfare where the requirement calls for it having to meet only one of the aforementioned public health, safety, or welfare.