

Exhibit 8D

SPRINGTREE RANCH PUD

APPROPRIATE BECAUSE OF CHANGED CIRCUMSTANCES FOR REASONABLE
DEVELOPMENT OF THE SUBJECT PROPERTY

The proposed amendment needs to be found appropriate because ONE of the following (i) because of changed circumstances (ii) because of a need for additional property in the proposed zone (iii) because the proposed zone is appropriate for reasonable development of the subject property. As stated above the amendment for the Project needs to meet only one of these criteria. As shown below the amendment for the Project meets all of the above stated criteria.

Because of Changed Circumstances: There has been a minimum of two changes in circumstances shown as follows:

(i) Because of changed circumstances; The Kittitas County Comprehensive Plan recognizes that recreation is becoming a major portion of the economic future of the Upper Kittitas County. In support of that the Washington State Horse Park has been placed on property on the west side of Cle Elum. In addition, at the time of this writing, the Washington State Horse Park has completed erecting a large indoor arena that will make it a full-time event center. This full-time event center dynamically increases the need for local equestrian facilities for individuals that want to be located close to the Washington State Horse Park for training and competing purposes.

The proposed PUD updates and improves the current equestrian facility as well and provides new and improved facilities that are lacking in the Upper Kittitas County.

Locating the Washington State Horse Park on the west side of Cle Elum has created a need for additional equestrian facilities, including but not limited to, boarding, training and riding of horses in the immediate vicinity of the Washington State Horse Park.

(ii) because of a need for additional property in the proposed zone:

For most of the past century the Nelson Siding Road area, located about 12 miles west of the City of Cle Elum, was almost exclusively a farming community with approximately 95% of the area used for

farming and ranching. For the past 30 years the Nelson Siding Road area has been rapidly developed into 3- to-5-acre parcels established for the construction of homesites and has become a more urban area. The additional property that the Springtree Ranch PUD will add to the Planned Unit Development zone is needed to preserve one of the last remaining farming and ranching operations located in the Nelson Siding Road area leaving the area of the PUD a more rural area.

(iii) The proposed zone is appropriate for reasonable development of the subject property because this property has been used as a working equestrian ranch and farm for over 30 years. 30 years ago, most of the property on the Nelson Siding Road was farmed, grazed or left vacant. This proposed PUD maintains and improves the equestrian, farming, and ranching use of the property while allowing for a small amount of housing development. This proposed PUD is appropriate for the reasonable development of the subject property as it will allow the continuation of the current use while adding three smaller parcels for residential development.