

EXHIBIT 8A

THE PROPOSED AMENDMENT IS COMPATIBLE WITH THE COMPREHENSIVE PLAN

SPRINGTREE RANCH PUD

COMPATIBLE WITH THE COMPREHENSIVE PLAN

The Kittitas County Comprehensive Plan is a large document that covers the planning for all aspects, in regard to land use, for the entire Kittitas County. There are specific sections that apply to the land use and the zoning of the identified property where the proposed PUD is located. The land use that has been established for the property as to where the proposed PUD is located is Rural Residential and the Zoning is Agriculture 5.

This exhibit shows that the proposed PUD is compatible with the Kittitas County Comprehensive Plan.

The first is section 2.5 and 2.5.1 Rural and Resource Lands. This section describes the type of lands to be included in the Rural Residential Land Use Designations. The following is a quote from the section 2.5 of the Kittitas County Comprehensive Plan on page 24:

“[Rural residential lands] are those which are adjacent or near identified UGAs or LAMIRDs and have an infill potential at similar residential density. They generally have a lower population density than urban areas but higher than most rural areas. A limited level of government services usually exists, and they are often inside fire districts and are outside flood areas and most hazard areas.”

The land included within the proposed PUD, as described in the narrative of the PUD, meets the above criteria and is therefore compatible with the Kittitas County Comprehensive Plan.

The second section of the Kittitas County Comprehensive Plan that discusses the Land Use and Zoning goals of the plan is section 8 Rural and Resource Lands. This section lays out specific goals for the Rural and Resource Lands. The following quotes the goals identified within the plan that apply to this proposed PUD and includes a description as to how the PUD is compatible with each of the identified goals.

RR-G1: Open space and visual and natural landscape should predominate over the built

environment >>>>This PUD proposal is compatible with the comprehensive plan goal RR-G1 as it leaves the existing southern farmed land untouched, leaves the wooded hillside untouched and reduces the size of the building footprints in the built area to allow for the continued farming and ranching. Residential density is not to be increased and meets the county zoning requirements of 1 unit per 5 acres.

RR-G2: Opportunities should exist for traditional rural lifestyle and rural based economies. >>>>

This PUD proposal is compatible with the comprehensive plan goal RR-G2 as it provides for continuing the farming, ranching, recreational and equestrian use of the property. A portion of the property will be used for the growing of hay as feed for horses. A portion of the property will continue to be used for the training and boarding of horses and for general riding in the arena. This PUD, in that it is leaving land for an ongoing private equestrian training center, provides a rural based business that meets the goal that the PUD is providing opportunities for rural based economies.

RR-G3: Spaces and development should be compatible with fish & wildlife habitat

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-G3 as, for the most part, it provides for leaving the forested hillside untouched for deer and elk, it provides for continuing the farming, it provides for safe space for small animals that use this area for feeding and increased living space.

RR-G4: Undeveloped land should not be converted to development of sprawl and low density.

This PUD proposal is compatible with the comprehensive plan goal RR-G4 as this PUD meets the Kittitas County zoning requirements of one unit per 5 acres. It also limits the parcel footprints by designing the lots so they are smaller than 5 acres which leaves a large open space for farming, ranching, recreational and equestrian usage. This proposed PUD provides for the continual operation of the farming and ranching operations at this location. Over the past 70 years the Nelson Siding Road area has changed from almost all farming to almost all residential housing. This PUD allows for the continued operation of one of the last farming and ranching land-use activities in the Nelson Siding Road area.

RR-G5: Activities generally should not require extension of urban governmental services.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-G5 as it does not require any extension of urban services.

RR-G6: Land use should be consistent with protection of surface and ground water flows and recharge/discharge areas.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-G6 as it does not interfere with the irrigation flow and the irrigation used on the land assists in aquifer recharge. All of the irrigation water and domestic water used on this property either has water rights or the water use has been mitigated.

Page 84 of the Kittitas County Comprehensive Plan states: "Rural development' refers to development outside the urban growth area and outside agricultural, forest, and mineral resource lands designated pursuant to RCW 36.70A.170."

>>>>This PUD proposal is compatible with the comprehensive plan as quoted above as it is outside of the urban area and outside of the recourse lands, as identified by the county.

Page 84 of the Kittitas County Comprehensive Plan states: "Rural development can consist of a variety of uses and residential densities, including clustered residential development, at levels that are consistent with the preservation of rural character and the requirements of the rural element." (RCW 36.70A.030(17))

>>>>This PUD proposal is compatible with the comprehensive plan as quoted above as it is a rural residential development that meets the county zoning requirements and continues farming and ranching on the property as it has been used for at least the last 100 years.

RR-P1: The County shall promote the retention of its overall character by establishing zoning classifications that preserve rural character identified to Kittitas County.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P1 as it does meet both the zoning codes that apply to this PUD with those zoning codes being KCC 17.36 the PUD zone and KCC 17.28AA-5 - Agriculture Zone. The proposed PUD is designed to preserve the rural character as identified by Kittitas County.

RR-P2: In order to protect and preserve Resource Lands, non-resource development and activities on adjacent Rural lands shall require preservation of adjacent vegetation, existing landforms (e.g. ravines) or use of other methods that provide functional separation from the resource land use.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P2 as it protects the non-resource development and preservation of vegetation on site and also protects the southwestern ravine that is located on and adjacent to the property.

RR-G7: The County should consistently work to preserve and maintain the rural character of Kittitas County for the benefit of its residents.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-G7 as it is preserving and maintain most of the farming, ranching and equestrian operations that have been established on the property for over 100 years.

RR-G9: The County should continue to explore ways to provide rural economic opportunity.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-G9 is it provides economic opportunities for those that are interested in the farming, ranching, and equestrian field. With the Washington State Horse Park being established in the westerly portion of Cle Elum which is near the location of the proposed PUD, the rural equestrian economic opportunities have been increased and this PUD offers increased opportunities for those that are interested in that field.

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 proposal is compatible with the comprehensive plan goal RR-G10 as the rural density meets the county code while it is providing housing choices and maintaining the rural character of Kittitas County. The PUD provides for protecting health and safety as the development meets all of the county health and safety requirements.

RR-P8: Incentive-based land use strategies will be examined and adopted to encourage land uses which are compatible to the rural environment.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P8 as it is using the PUD zone, which is an incentive-based strategy, and is also compatible to the rural environment as it preserves and further develops the equestrian, recreational, farming, and ranching use.

RR-P9: Encourage development activities and establish development standards which enhance or result in the preservation of rural lands.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P9 as it is developing the property and preserving of our rural lands as the PUD preserves the farming and ranching areas of the property as well as the continuing equestrian operation located on the property. This is one of the last farming and ranching operations left in the Nelson Siding Road area.

RR-P10: Allow for a variety of rural densities which maintain and recognize rural character, agricultural activities, rural community and development patterns, open spaces and recreational opportunities.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P10 as it meets all of the RR-P10 goals. In regard to the rural densities this PUD meets both of the requirements of KCC 17.36 the PUD zone and KCC 17.28 - 5 - Agriculture Zone. The agricultural activities will be continued and enhanced as the PUD preserves the agricultural and forest lands of the property. Ranching, farming, and recreational opportunities in the PUD preserve the open space and continue to expand the equestrian recreation activities.

RR-P11: Only allow comprehensive plan amendments, rezones, bonus densities, and other measures that increase rural densities where adequate supplies of potable water are available that will not adversely affect surface and ground water and agriculture.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P11 as it maintains the density as approved by the county zoning and does not adversely affect surface and ground water and agriculture. All of the surface and groundwater that will continue to be used within this proposed PUD is either delivered by the KRD, mitigated through means provided by Kittitas County, and/or, is a water right held by the applicants.

RR-P12: Set allowed densities based on the available water resources and reserve adequate resources to support the Kittitas County's economic base, including agriculture.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P12 as the densities for this PUD have access to the domestic water rights required through the Big Creek Water Bank and/or the Reecer Creek Water Bank. In addition, the agriculture lands included within the PUD have senior water rights to Little Creek and is also served by the Kittitas County Reclamation district.

RR-P13: Development shall be located distances from streams, rivers, lakes, wetlands, critical areas determined necessary and as outlined within existing Shorelines Management Program, the Critical Areas Ordinance and other adopted resource ordinances in order to protect ground and surface waters.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P13 as it meets all the requirements of the Shorelines Management Program, the Critical Areas Ordinance and other adopted resource ordinances in order to protect ground and surface waters of Kittitas County.

RP-14: Uses common in rural areas of Kittitas County enhancing rural character, such as agriculture uses in Lower Kittitas and rural residential uses and recreation uses in Upper Kittitas shall be protected from activities which encumber them.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P14 promotes agriculture, rural residential and recreation in the Upper County. By providing rural residential densities as established by Kittitas County while at the same time creating a larger tract of land for the continuing farming, ranching, equestrian, and recreational activities this proposed PUD enhances the rural character of the area.

RP-15: Give preference to land uses in Rural designated areas that are related to agriculture, rural residential development, tourism, outdoor recreation, and other open space activities.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P15 as it provides preference to agriculture, rural residential development, and outdoor recreation as this PUD is specifically designed to accomplish these goals through the location of the residential units while continuing the farming, ranching, recreation, and equestrian operations that have existed on the property for generations.

RR-P16: Land use development within the Rural area that is not compatible with Kittitas County rural character or agricultural activities as defined in RCW 90.58.065(2)(a) will not be allowed.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P16 as this PUD is compatible with the rural character. This PUD creates an area that protects and preserves one of the last farming and ranching operations and the Nelson Siding Road area while providing the underlying zoning density.

RR-P19: Kittitas County will provide criteria within its zoning code to determine what uses will be permitted within rural zone classifications in order to preserve rural character.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P19 as it is designed to specifically meet KCC 17.36 and 17.28AA.

RR-P21: Functional separation and setbacks found necessary for the protection of water resources, rural character and/or visual compatibility with surrounding rural areas shall be required where development is proposed.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-P21 as the PUD meets all of the required separation and setbacks imposed by Kittitas County.

RR-G12: Permit residential development in rural areas which enhance and protect rural character.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-G12 as it provides for residential development in the rural area of Nelson Siding Road while maintaining the farming, ranching, and equestrian uses of the property which are designed to enhance and protect rural character.

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

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-G14 as the PUD provides for enhancements of the equestrian facilities located on the PUD property which will provide increased recreational use of the property.

RR-G15: Provide opportunity for limited development of rural community.

>>>>This PUD proposal is compatible with the comprehensive plan goal RR-G15 as it provides for limited development of the PUD property as provided for in the existing Land Use Designation and the Zoning.

In section 8.4.5: Rural Land Use Descriptions, the opening paragraph describes the Kittitas County Comprehensive Plan description of rural lands. To show that the proposed planned unit development is compatible with this section of the Kittitas County Comprehensive Plan, the description has been segregated into pieces with a response by the applicants as to how the PUD is compatible with the Kittitas County Comprehensive Plan.

8.4.5 Rural Land Use Descriptions

Rural Residential lands are those which are adjacent or near UGAs or LAMIRDs.

>>>>This PUD proposal is compatible with the Rural Land Use as it is outside of the UGAs and LAMIRDs and meets all the underlying zoning density requirements as well as the requirements of the Planned Unit Development section of the code.

They generally have a lower population density than urban areas but higher than most rural areas.

>>>>This PUD does not increase the density over the county zoning established for this property.

A limited level of government services usually exists, and they are often inside Fire Districts and are outside flood areas and most hazard areas.

>>>>The PUD meets these criteria.

Rural Residential lands are characterized by activities generally associated with small-scale farms, dispersed single-family homes, and some types of recreational uses and open spaces.

>>>>The PUD meets these criteria.

Lands are typically too far from the urban area to enable cost-effective provision of public services, and the typical uses do not require urban services.

>>>>This PUD does not require any additional services, nor does it require any extension of urban services.

Further into the Kittitas County Comprehensive Plan the plan lays out rural residential goals as follows:

RR-G16: Allow for residential opportunity with rural character and a variety of densities outside UGAs without population expecting all urban services.

>>>>This goal allows for continued residential development that meets the rural character of Kittitas County. This proposed PUD meets the zoning requirements of Kittitas County while providing rural land activities such as farming, ranching, recreational, and equestrian use without the extension of urban services.

RR-G17: Generally, provide services supporting rural development and lower population densities.

>>>>The PUD meets these criteria.

RR-G19: Permit siting in areas generally without commercial activity.

>>>>The PUD meets these criteria. All commercial activities are related to the ranching, farming, and equestrian activities that have historically existed on the property.

RR-G20: Protect residential activities from flooding areas and natural hazard areas.

>>>>The PUD meets these criteria through the reestablishment of irrigation ditches from the KRD and Little Creek.

RR-G21: Preserve views of open space while providing opportunity for variety of rural densities.

>>>>This PUD is designed to preserve the existing views of PUD property and it provides variety of rural densities as shown on the Development Plan as submitted with this application.

RR-P24: Residential development near water will limit impervious surfaces to the size necessary to conduct the allowed use proposed on the site.

>>>>The PUD is not located near water but in any case, impervious surfaces will be limited. All of the driveways will be covered with gravel and be hard surfaced.

RR-P25: New rural residential development shall provide adequate water for domestic use.

>>>>The PUD owns adequate water for domestic use.

RR-P30: Clustering of development can only occur where it results in the protection of open space and protects against conflicts with the use of farming or other resource lands. When clustering of development is proposed on land that shares boundaries with public lands and provides existing public access to recreational uses on adjacent public lands, easements for public access connections shall be considered during development review. The open space portion of the cluster development shall be located to protect fish & wildlife habitat and migration corridors.

>>>>This PUD protects open space and farming, does not share boundaries with public lands, except the Kittitas Reclamation District which does not allow public access. The property does not have any migration routes and has no impact on fish and wildlife.

RR-P32: Residential uses, where permitted, shall be located where farming and forestry activities and opportunities are not negatively impacted.

>>>>The PUD is designed to protect the existing farming lands located on the property. There are no forestry activities within the property of the PUD.

RR-P33: Residences will be located to create the least interference with the movement of farm vehicles and farmlands.

>>>>The PUD meets these criteria. All of the residential use is designed to be away from the farmland and ranch uses.

RR-P36: Planned Unit Developments (PUD) in rural areas will only be established where such developments will not result in high density environments which require urban services and reduce maintenance of rural character.

>>>>This PUD does not increase the density that is currently allowed within the zoning code. This PUD does not require any additional services and is designed specially to enhance the rural character of the Nelson Siding area of Kittitas County by protecting the use of farmlands and ranchlands into the future.

RR-P37: Innovative housing developments which preserve rural character will be encouraged.

>>>>This PUD uses innovative housing techniques to decrease the footprints of the building envelope while increasing the farm and ranching lands.

The last section of the Kittitas County Comprehensive Plan that affects the proposed PUD is Chapter 10 which lists the County's Economic Goals. To show that the proposed PUD is compatible, this section is a response to a select portion of those goals as discussed below:

E-G1: Support economic development initiatives that meet the varied needs and demands of the community.

>>>>This PUD supports the development of the equestrian industry in the Upper County that has been stimulated by the introduction of the Washington State Horse Park to the Upper County.

E-G2: Support the retention and expansion of existing local businesses and industries.

>>>>This PUD supports the development of the equestrian industry in the Upper County that has been stimulated by the introduction of the Washington State Horse Park to the Upper County.

E-G4: Encourage economic growth while protecting the rural character of the County.

>>>>The PUD is designed to encourage the growth of the equestrian industry while saving open space for farming and ranching.

E-G7: Encourage efforts to decrease business loss to other regional markets.

>>>>This PUD is planned to increase the opportunities for the equestrian business.

E-P5: Promote tourism and tourist-based businesses to attract outside investment.

>>>>The PUD will provide additional opportunities for the equestrian industry by providing a location for additional training and boarding of horses.

E-P9: Collaborate with the private sector and local communities in actively improving conditions for economic growth and development.

>>>>The owners of the PUD are actively involved in the equestrian industry and 4H equestrian opportunities for the children of Kittitas County and with the development of this PUD look to improve the conditions for the growth of the equestrian industry in the Upper County.