

EXHIBIT 9

PUD MAKES ECONOMIC AND EFFICIENT USE OF LAND, STREETS, AND PUBLIC SERVICES;

PUD makes economic and efficient use of land >>>>Most of the historically used farm and ranch land is being preserved through this PUD. This efficient use of the land is made possible as the Planned Unit Development provides for the density on smaller parcels thereby allowing the continued efficient use of the farming and ranchlands.

PUD makes economic and efficient use of streets

The description of the accesses to the existing public streets and highways that serve the property are as follows:

1. The property is bordered by Nelson Siding Road on the north side.
2. The property has three legal access points to Nelson Siding Road currently.
3. No additional access points are being requested to serve the property.
4. The west end of the Nelson Siding Road ends at the Interstate 90 with ramps for east and west.
5. The east end of the Nelson Siding Road ends at Golf Course Road.
6. Golf Course Road on the north end terminates at Interstate 90 with on ramps in both directions.
7. Golf Course Road on the south end terminates at Westside Road.

As the proposed PUD is not adding any additional access points to the Nelson Siding Road and is adding no additional roads within the proposed PUD, the PUD is making efficient and economic use of the existing streets;

PUD makes economic and efficient use of public services;

The proposed Springtree Ranch PUD is already served by a Puget Sound Energy line that runs from the north end of the property to the south end of the property providing electrical connections along this route that is located on the western side of the property. Also included in this easement is high-speed Internet including telephone service. As these public services already exist within the property this is an economic and efficient use of these public services. No other additional public safety services should be needed by the continuing farming,

grasslands, and equestrian operations as said operations have been in existence for about 30 years. In addition, the PUD is not being overdeveloped, as it is meeting the zoning requirements for residential housing. No additional public services will be required.