

Exhibit 8F
SPRINGTREE RANCH PUD
WILL NOT BE MATERIALLY DETRIMENTAL TO THE USE OF PROPERTIES
IN THE IMMEDIATE VICINITY OF THE SUBJECT
PROPERTY

The proposed PUD will not be Materially Detrimental to the properties in the immediate vicinity of the proposed PUD as there will be limited changes to the current uses of the boundary area of the proposed PUD. The uses throughout the northern pasture areas will remain the same. This PUD has been specifically designed to decrease the size of the residential parcels and increase the size of the ranch and farmlands. The uses throughout the property will remain predominately the same as they are now, and the density of the residential buildings will not be increased over that allowed in the underlying zoning and as provided in Kittitas County code 17.13.

On the north side of the property a change may be made in landscaping and possibly the addition of gates added to the driveway. Additional parcels may be added to the northwest corner of the property for a future single-family home and associated outbuildings. As stated before, the property to the north of the proposed PUD is the Nelson Siding Road and beyond and north of the road the land is vacant.

On the south side of the property there will be homes constructed. The adjacent south side land is the canal owned by the Kittitas County Reclamation District. The homes will not be visible from the property to the south, east, and west as the area is heavily forested.

The east side of the property will see very limited change as it is currently separated by a row of trees. These trees provide further privacy to the property located to the east. That area of the property has been used as pastureland for horses and goats. Additionally, horse paddocks will continue to be used as they have been for well over 30 years and the proposed PUD is making no changes to these uses.

The property to the west of the proposed PUD will have limited impact. There may be new homes built at the northwest corner of the proposed PUD which will be served by an existing driveway within the county setbacks for the underlying zone. In addition, there is an existing approved driveway which

will be continued to be used. No driveways will be created but driveways may be moved. Additional landscaping may be placed adjacent to this property line.