

**EXHIBIT 5**  
**ROSLYN RIDGE WEST PLANNED UNIT DEVELOPMENT**  
**PHASING PLAN**

*The following is the phasing plan for the Roslyn Ridge West Planned Unit Development Project:*

*This phasing plan accompanies the application for the Roslyn Ridge West Planned Unit Development (the project) and is required by Kittitas County Code Section 17.36 – Planned Unit Development Zone and the associated SEPA checklist. This phasing plan, as developed for the approval of the project, by and in Kittitas County, is a best-case scenario. The actual timeline for the approval process is unknown, as the timeline will vary depending on the approval process and approvals outside of Kittitas County's approval that may include, but are not limited to, design approvals from the Washington State Department of Transportation, Puget Sound Energy, Department of Ecology, Department of Fish and Wildlife, Washington State Department of Health, and other federal and state agencies. In addition, the development and construction of the various phases of the project may differ depending on market conditions, weather, financing, and other unforeseen impacts outside of the applicant's ability to control. This includes but is not limited to health issues such as COVID-19 and wars such as the Russian-Ukrainian conflict that can interrupt the supply chain. The phasing plan and timeline provided herein may be accelerated or delayed by the applicant depending on known and unknown factors.*

*The applicant plans to construct one division per building season but as stated above, the construction of various divisions may be accelerated or slowed by any of the factors listed in this phasing plan. The project is planned to be completed within 20 years from Final Plan Approval.*

*The timing of the phasing plan depends on many variables outside of the applicant's control such as the approval process, approvals from authorities having jurisdiction*

*outside of the Kittitas County process, and events including but not limited to weather, seasonal building restrictions due to circumstances such as early season snow, late season snow, summer fire restrictions, market conditions, financing, and other unforeseen circumstances. Because of this, the order and timing of the stages, phases, and divisions within each phase may change over the course of the development.*

*The project will be developed in phases.*

*Phase 1 may include a transfer of development rights wherein the development rights from the parcels in the North Section will be transferred to the parcels in the Center Section South and the South Section upon approval of the Transfer of Development Rights application. This would be followed by the transfer of density from the Center Section North to the parcels in the Center Section South and the South Section. The Center Section South and the South Section will be the only parcels undergoing development.*

*Phase 2 may include construction in the South Section of the Project as shown on the development plan in Exhibit 3. Construction will include but will not be limited to road construction, infrastructure construction, sales office construction, model home construction, community building construction, and construction of various recreational facilities. Approximately 15 parcels with the associated infrastructure and recreational facilities go along with the parcels. Phase 2 is planned to follow Phase 1.*

*Phase 3 may include construction in the South Section of the Project as shown on the development plan. Construction will include but will not be limited to road construction, infrastructure construction, and possibly sales office construction, model home construction, community building construction, and construction of various recreation facilities. Approximately 10 parcels with the associated infrastructure and recreation facilities go along with these developed parcels. Phase 3 is planned to follow Phase 2.*

*Phase 4 may include construction in the Center Section South of the Project as shown on the development plan. Construction will include but will not be limited to road construction, infrastructure construction, and possibly sales office construction, model home construction, community building construction, and construction of various recreation facilities. Approximately 15 parcels with the associated infrastructure and recreation facilities go along with these developed parcels. Phase 4 is planned to follow Phase 3.*

*Phase 5 may include construction by extending Paintbrush drive as shown on the development plan. Construction will include but will not be limited to road construction, infrastructure construction, and possibly sales office construction, model home construction, community building construction, and construction of various recreation facilities. Approximately 15 parcels with the associated infrastructure and recreation facilities go along with the parcels. This phase may be constructed over a period of one to five years. Phase 5 is planned to follow Phase 4.*

*Phase 6 may include construction in the Tower Road area as shown on the development plan. Construction will include but will not be limited to road construction, infrastructure construction, and possibly sales office construction, model home construction, community building construction, and construction of various recreation facilities. Approximately 6 parcels with the associated infrastructure and recreation facilities go along with the parcels. This phase may be constructed over a period of one to six years.*

*It is anticipated that development of the Roslyn Ridge West Planned Unit Development project will begin within one year of the proposed project gaining all required approvals from all various entities having jurisdiction over this project and will continue over the following 20 years. Again, the timing of this project may be impacted by items stated in the opening paragraph of the phasing plan.*

*Recreational use of the property may continue during any stage of development and may precede any development of any stage.*

*Building permits and home construction may proceed during construction and prior to final platting or bonding of any division with occupancy permits for said home construction issued upon and simultaneously with final platting or bonding of said division.*

*The project may be developed over a period of 20 years with possible five-year extensions. It is the goal of the project to be completed within an eighteen-year period but, as has been experienced during previous years, political, environmental, economic, and developmental cycles may increase or decrease the development period of the project. Therefore, the phases and the development period may be delayed or accelerated as circumstances require or allow.*

*Market and/or weather or seasonal conditions may impact the rate of development. The project may be accelerated if approvals and conditions allow for said acceleration. The project may be delayed if approvals, market conditions, and/or other conditions cause any delay. Indoor and/or outdoor recreation facilities may be constructed and operated during any of the phases.*

*The land within the recreational open space that is not being developed for residential use may continue to evolve as recreation interests change and the need for residential development increases over the life of the project.*

*If approvals occur later than planned or if other actions or conditions delay development of the phasing of the project, the entire project may be delayed. The progress of the development of items that include but are not limited to utilities, the transportation corridor, and platting delays may accelerate or delay the development of the parcels.*

*The project is designed in such a manner that each phase may follow the preceeding phase. However, phases may be constructed simultaneously and sometimes out of order. Infrastructure may be constructed beyond the current phase that is under construction.*