

## EXHIBIT 11

### PUD PROVIDES SITE DESIGN FEATURES THAT REASONABLY MITIGATE OFF-SITE IMPACTS;

The proposed PUD is designed in such a manner that only one additional access point may be needed off of Nelson Siding Road to access the property. All residential units proposed for development meet the underlying density and will be constructed on land that is not now nor has been in the recent past used for farming and ranching. The property has significant water rights with all the impact of the farming, ranching, and residential usage taking place within the boundaries of the proposed PUD. The above shows that the proposed Springtree Ranch Planned Unit Development reasonably mitigates any offsite impacts.