

**ANDY SCHMIDT
PHASING PLAN
COMPREHENSIVE PLAN MAP AMENDMENT
TO PLAN UNIT DEVELOPMENT**

The following is the phasing plan for the Andy Schmidt Planned Unit Development Comprehensive Plan Amendment and Project:

This phasing plan accompanies the application for the Andy Schmidt Planned Unit Development Comprehensive Plan Amendment and Project (the project) and as 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 of 5 to 15 parcels 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.

2024 – Receive approval of map amendment

2025 -2027 Approval process for domestic water system and sewer – septic system.

2028 – 2029 Design and approval process of lot and parcel development.

2030 – 2044 Construction of development in phases