

EXHIBIT X2
ROSLYN RIDGE MINI GOLF
PROJECT NARRATIVE

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Kittitas County CDS

From the Zoning Conditional Use Permit Application: “The Kittitas County Conditional Use Application requires the following: Narrative project description (include as attachment): Please include at a minimum the following information in your description: describe project size(i), location(ii), description of water system(iii), sewage disposal(iv) and all qualitative features of the proposal(v); include every element of the proposal in the description(vi).”

Roslyn Ridge Mini Golf is a proposed project that is being planned and permitted through the Conditional Use Permit process as allowed in KCC 17.60A and as provided for in KCC 17.40 G-C General Commercial zone. The proposed project will be located at 9291 SR 903, Ronald, Washington 98940 on approximately 13.5 acres +/- in the Ronald LAMIRD (See Exhibit X3 – Legal Description and Exhibit X5 – Vicinity Map).

The Kittitas County Code 17.08.464 provides the allowed uses of outdoor recreation as defined by the following: “Recreation, outdoor’ means a place designed and equipped for the conduct of sports and leisure-time activities with little or no enclosed space. Examples include: outdoor theaters, tennis courts, swimming pools, batting cages, amusement parks, miniature golf courses, boat launches and driving ranges. This definition excludes golf courses and stadiums. Outdoor recreation uses for the private use of the landowner are permitted outright.”

The Kittitas County Code 17.08.105 provides the allowed uses of bed and breakfast as defined by the following: “Bed and breakfast’ means any establishment located in a structure designed for a single family residence that has more than two (2) rooms for rent on a daily basis and offers a meal as part of the cost of a room, regardless of whether the owner or operator of the establishment resides in any of the structures. Excludes rehabilitation centers, group homes, clinics, nursing homes, church camps, and other similar uses.”

Hotel/motel is without a specific definition in section 17.08 but can be implied by the code to mean an establishment providing lodging, accommodations, and possibly meals and other services for guests.

Through these permitted uses, it is observed that the mini golf course area and associated activities are permitted by the county code within the General Commercial zone as conditional uses. This mini golf course area will be provided for the following uses which may include but will not be limited to outdoor recreation and physical activity promotion, family gatherings, celebrations, events, retail and rental sales, short-term lodging, possibly dining, and similar pursuits. Exhibit X4 – Site Plan shows a concept of the layout of the mini golf course. This layout shows the planned size of the course, but the design of the mini golf course may be rearranged and/or reduced in size during the development phase. The course will be 18 holes with a possible putting green and other outdoor activities as allowed by KCC 17.60A and the KCC 17.15.070.1 Rural LAMIRD Use Table.

As can be observed in Exhibit X4 – Site Plan, Roslyn Ridge Mini Golf is located between Ridgecrest Road and Rockrose Drive, sits north of SR 903, and is south of and includes Bluerose Drive. The site includes parcels 842534 959867, 960153, 960154, 960155, 960156, 960157, 960158, 960159, 960160, 960161, 960162, and 960164. The primary entrance to this designated recreation area will be off an existing commercial driveway entrance on parcel 960160 that currently serves John L. Scott Real Estate and Evergreen Valley Utilities. Other entrances off Rockrose Drive, Ridgecrest Road, and Bluerose Drive, a private road further identified as Tract B of that document filed under the Kittitas County Auditor under file 201706070030, may be added. The John L. Scott office building within the proposed area will be converted into a facility with restrooms that may offer retail, rental, and possible dining facilities.

As also allowed as a conditional use within the General Commercial Zone, a total of 3 +/- acres may be divided into two lodging sites which are being designated as lodging sites that may include either a bed and breakfast and/or hotel/motel with one parking space created for each room. There will be an estimated 100 parking spaces throughout the entire project. See Exhibit 4 – Site Plan for proposed parking lot locations. The lodging

areas are spread over two locations within the legal boundaries of the proposed conditional use. The proposed bed and breakfast and/or hotel/motel Site 1 will have access via Bluerose Drive and Rockrose Drive. The proposed bed and breakfast and/or hotel/motel Site 2 will have access via Bluerose Drive and Ridgecrest Drive. We anticipate the possibility of a 12-room Bed and Breakfast and/or up to a 60-room hotel/motel.

This designated space within the State Route 903 corridor is located just west of the townsite of Ronald, is adjacent to and north of State Route 903, and will follow setback guidelines as designated by KCC. This use will not create additional traffic that will affect the corner lots 486236 and 496236 off Morel Road that lie to the south of State Route 903.

Roslyn Ridge Mini Golf will use domestic water from the Evergreen Valley Water System, LLC and sewer services will be provided by the Evergreen Valley Sewer System, LLC. All utilities necessary for the golf course and putting green are on site or at the property line.

Roslyn Ridge Mini Golf would provide a destination that would allow guests to experience a unique recreational opportunity in a rural setting with the opportunity for short-term lodging. It will be open daily for regular play, private parties, and celebrations, weather depending, and will also offer retail and rental services, overnight accommodations, and possible dining services. It will be staffed by qualified attendants who will collect admission fees, provide instruction, and provide customer service to guests of Roslyn Ridge Mini Golf. Lights will be provided for evening and night use.

The mini golf course and putting green will be operational from 10 AM to 10 PM every day. The main hours of lodging site activity will be from 10 AM to 7 PM. The applicant is proposing a quiet time from 10 PM to 7 AM every day, when the lodging facilities will be operational but will not produce noise that exceeds Kittitas County regulations.

The property will be maintained on a regular basis to ensure that it is in good condition and safe for guests to use and will be operated in a responsible manner. All guests will be required to follow the rules and regulations of the course.

The mini golf course will also be designed to be environmentally friendly. It will have low-maintenance landscaping using existing vegetation, added landscape plants and natural vegetation.

There are many rural recreational benefits that this miniature golf course area and lodging site will offer. Some of these benefits are included herein:

- Fun and affordable activity for all ages. Mini golf is a fun and challenging activity that can be enjoyed by people of all ages. It is a great way to get some exercise and fresh air, and it will be at an affordable rate.*
- Family-friendly. Mini golf is a great activity for families. It would be a fun and safe way for guests and residents of the Roslyn Ridge Community to spend time together and create memories.*
- Attracts visitors. This mini golf course would attract visitors to a rural area while providing a safe parking area. It would provide a fun and unique activity for people to enjoy, and it can also help to boost the local economy by creating county revenue through taxes, creating local jobs, and bringing visitors to the Upper Kittitas County area.*
- Promotes physical activity. Mini golf is a physically active pastime. It requires players to walk around the course, swing a club, and putt the ball. This can help to promote physical activity and healthy lifestyles.*
- Enhances the rural landscape. This mini golf course would be a beautiful addition to the rural landscape. It will be designed to incorporate natural features, such as trees, vegetation, and flowers, which would help to create a more inviting and attractive environment.*
- Provides a sense of community. This mini golf course would provide a sense of community for the rural Ronald area and would be a place where people can come together to socialize and have fun.*

- *Creates a safe lodging area: The State Route 903 corridor is consistently used by those without a safe lodging alternative. This would allow visitors to stay within the area while providing off-street parking.*

Phasing Plan and Development Period: See Exhibit X1 – Phasing Plan

Domestic Water: See Exhibit X11 – Evergreen Valley Water System

Sewage and Solid Waste: See Exhibit X17 – Evergreen Valley Sewer System

Facilities Description: See Exhibit X15 – Log House Description

Qualitative Features: See Exhibit X16 – Qualitative Features

The proposed Roslyn Ridge Mini Golf project would be a desirable and sustainable development located in upper Kittitas County. It would provide a fun and affordable activity for all ages, attract visitors, promote physical activity, enhance the rural landscape, and provide a sense of community.

On top of this, the mini golf course area would provide a safe and supervised activity for children and teenagers, help reduce boredom and vandalism, create a unique space for events such as fundraisers and tournaments, and may be used as a marketing tool to promote the local area. The lodging sites will create overnight accommodations, a beneficial investment due to the popularity of the area, and provide off-street parking.

This mini golf course area would be great way to provide visitors, locals, and residents of the Roslyn Ridge community with a fun and beneficial activity within a rural setting that captures the rural recreational character of upper Kittitas County.