



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

"Building Partnerships – Building Communities"

March 5, 2020

Thunder Mountain, LLC.  
PO Box 750  
Roslyn, WA 98941

Subject: Determination of Incomplete Application  
Thunder Mountain Administrative Conditional Use Permit (ACU-20-00001)

All interested parties:

On February 14, 2020 Kittitas County Community Development Services (CDS) received your application for the Thunder Mountain Miniature Golf Course Administrative Conditional Use Permit. The application packet as submitted has been determined to be incomplete by CDS. The following items need to be addressed prior to the application being deemed complete.

1. Page two (copy enclosed) of the application lists Thunder Mountain, LLC as the land owner of record. Kittitas County records show Cle Elum Christian & Missionary Alliance Church as the owner of record. The signature pages are correct as we have verified that Ronald Jackson is an authorized agent for the Cle Elum Christian & Missionary Alliance Church according to the Secretary of State information, however page two of the application needs to reflect the legal owner of the property and Thunder Mountain, LLC as the agent or contact person.
2. An updated site map showing the setbacks associated with the parcel. This can be shown as an offset from each property line. The property is zoned as Rural 5 and the setbacks are as follows: Front Yard – 25 feet and Side and Rear yard setbacks are 15 feet. Please Note: Kittitas County Code (KCC) 17.05.590 defines a "Yard, front" as "'Front yard" means any yard abutting a public or private street. (Res. 83-10, 1983)".

Once these items have been submitted, CDS can continue processing your application.

If you have any questions regarding this matter, please contact me at (509) 962-7539, or by e-mail at [Kelly.bacon.cd@co.kittitas.wa.us](mailto:Kelly.bacon.cd@co.kittitas.wa.us).

Sincerely,

Kelly Bacon  
Staff Planner

Enclosure: Copy of second page of application

CC: Lindsey Ozbolt, Planning Official via email