

REVIEW AND RESPONSE
TO KITTITAS COUNTY CODE 17.60A
REGARDING THE RANCH AT ROSLYN RIDGE

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The applicant has copied Kittitas County Code chapter 17.60A Conditional Uses below with the applicant's response to each section of the code that shows how this proposed conditional use meets or exceeds the requirements of said code. Please note that the specific wording of the code is included here and is shown in black type. The response for the applicant is shown in blue type.

STATEMENT OF APPLICANT

The Ranch at Roslyn Ridge (The Ranch) is a proposed tourist recreational site that is being planned and permitted through a conditional use permit application as provided for in Kittitas County Code 17.60A and Kittitas County Code 17.30 R-R Rural Recreation zone. The Ranch is located on the eastern boundary of the Roslyn Ridge Community adjacent to Patrick's Mine Road, which runs through the property on its east side. The Ranch may include but will not be limited to temporary lodging including short-term rental cabin units, ranch style houses that include rentable rooms, other types of lodging facilities, club facilities, dining facilities, a recreational vehicle park, tent camping sites, retail facilities and rental facilities to serve The Ranch and the Roslyn Ridge community, and a storage facility for recreational vehicles. Included within The Ranch's design is the possible development of indoor and outdoor recreation facilities which may include but will not be limited to swimming pool(s), hot tub(s), trails, an area for ball sports, picnic area(s), and parking for users of the facility.

This project is being developed as a portion of the greater Roslyn Ridge Community, which is approximately 400 acres and is located in the State Route 903 corridor just west of the townsite of Ronald. The entire development extends from Double O Road to east of Patrick's Mine Road. The Roslyn Ridge Community has been developed in several portions, including the Evergreen Ridge Planned Unit Development, which is

approved under Ordinance 2001-17, the Ronald Planned Unit Development, which is approved under Ordinance 2011-009, and the Roslyn Ridge West Planned Unit Development, which is approved under Ordinance 2025-002. Additionally, the Roslyn Ridge Mini Golf CUP, originally created as ten commercial lots under the Binding Site Plan number BS-08-00002, is approved under CU-23-00005 and is planned to be developed in the future.

The main guest ranch area is planned to be situated between Ridgecrest Road and Patrick's Mine Road. The Ranch is in the Rural Recreation zone of Kittitas County. The Ranch is served by the following utilities: domestic water by the Evergreen Valley Water System, sewer by the Evergreen Valley Sewer System, trash collection by the Activity Center at Roslyn Ridge, electrical by Puget Power, phone service by Inland Phone Service, and data by R&R Cable. All the roads within The Ranch will be privately owned, constructed, and maintained, and snow removal will be privately contracted. The area is served by the Kittitas County Sheriff's Department, Kittitas County Fire District 6, Kittitas Valley Healthcare, and the Cle Elum-Roslyn School District. The Ranch will include an interpretive center for historical mining operations in the Ronald area, specifically Patrick Mine. Entrances to The Ranch will be accessed through Patrick's Mine Road and Ridgecrest Road.

The proposed Ranch at Roslyn Ridge is located on 33.70 acres +/- that was historically the center of the Patrick Mine operation. See Exhibit X13 for a brief history of the Ranch.

Chapter 17.60A

CONDITIONAL USES*

Sections

[17.60A.010](#) Review authority.

[17.60A.015](#) Review criteria.

[17.60A.020](#) Conditions.

[17.60A.030](#) Application and accompanying data.

[17.60A.040](#) Repealed.

[17.60A.050](#) Repealed.

[17.60A.060](#) Hearings - Appeal.

[17.60A.070](#) Repealed.

[17.60A.080](#) Transfer of Ownership.

[17.60A.090](#) Expiration.

[17.60A.095](#) Modification.

[17.60A.100](#) Revocation or limitation.

* Prior history: Ords. 71-5, 2.

17.60A.010

17.60A.010 Review authority.

KCC [17.15.030](#) explains how to interpret the Zoning Use Tables. Uses identified with an "AC" (Administrative Conditional Use) on the use tabled in KCC Chapter [17.15](#) shall be reviewed administratively by the Director while uses identified with a "CU" (Conditional Use) shall require a public hearing and review by the Board. ([Ord. 2013-012](#), 2013)

17.60A.015

17.60A.015 Review criteria.

The Director or Board, upon receiving a properly filed application or petition, may permit and authorize a conditional use when the following requirements have been met:

17.60A.015(1)

1. The proposed use is essential or desirable to the public convenience (i) and not detrimental or injurious to the public health (ii), peace or safety (iii) or to the character of the surrounding neighborhood (iv).

- (i) *The proposed use is essential or desirable to the public convenience because of the year-round increased use of the Lake Cle Elum area for a variety of recreational purposes as well as a lack of guest houses, camping resources, and recreational vehicle sites. Due to these factors, the State Route 903 corridor is overcrowded. Many users must resort to camping directly off and close to State Route 903 in places more hazardous than those provided by the very limited private and government facilities. The use of the property adjacent to State Route 903 for recreational purposes including camping is a hazard not only to those using the property but also to those using the highway, which has also seen increased use due to many local residents that now frequent the area. The Ranch will provide overnight lodging in a safe and controlled area. Various indoor and outdoor recreational facilities may be developed throughout The Ranch, which may include but will not be limited to an indoor and/or outdoor pool, children's play area, basketball courts, and picnic areas. This onsite development may reduce the surrounding impact of those visiting the area around Lake Cle Elum and State Route 903. The Ranch will be located off State Route 903 and allow safe access from Patrick's Mine Road, a county on-system road, and Ridgecrest Road, a private road with access held by the applicant. All these uses are allowed in the Guest Ranch Conditional Use definition.*

- (ii) The proposed use will not be detrimental or injurious to the public health as The Ranch will benefit public health, help alleviate dangerous roadside camping, and provide an expansion of tourist facilities in the State Route 903 corridor. The Ranch will provide safe public health facilities including domestic water provided by the Evergreen Valley Water System, a Group A water system as approved by the Washington State Health Department, a sanitary septic and sewer system provided by the Evergreen Valley Sewer System, and a dump station for recreational vehicle waste. In addition, The Ranch will provide a safe play area for children of all ages with access to The Ranch's recreational facilities. The Ranch will improve recreational safety and public health.
- (iii) The proposed use will provide a safe and peaceful environment for users as well as remove some of the unsafe and unpeaceful uses that are now occurring along the roadside of State Route 903. In addition, the Ranch is in an isolated location with a forested area to the north and east and vacant land owned by the applicant to the west. To the south the required setback, which is 25 feet in the Rural Recreation zone, is being increased to 50 feet with vegetation screening being planted within the setback area. The surrounding area is largely vacant with homes in the vicinity of the northwest corner and the east side of the property. All of this is being planned to provide a safe and peaceful environment.
- (iv) The proposed use will not impact the character of the surrounding neighborhood as it is being developed with increased setbacks protecting the surrounding properties. As the property to the north and west of the main guest ranch area is also owned by the applicant, it will meet or exceed the expectation of the requirements of the Rural Recreation zoning and land use. The Ranch as well as the property to the north, west, and east is all zoned Rural Recreation, so the land use is determined to be similar. The property to the south is located in a Type 1 LAMIRD and is zoned Residential. The Ranch

is separated from this property via the existing abandoned railway right-of-way.

17.60A.015(2)

2. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that *the use is located entirely on private property. Access to the property is off of State Route 903 (See Exhibit X9 for additional traffic information) and either through the use of Ridgecrest Road, a private road, and/or Patrick's Mine Road, a county on system road, both of which have very low traffic volumes.*

The Ranch, as described by the project narrative attached hereto, will have all services, utilities, and roads provided by private entities at no cost to the public. The Ranch is served by the following utilities: domestic water by the Evergreen Valley Water System, sewer by the Evergreen Valley Sewer System, trash collection by the Activity Center at Roslyn Ridge, electrical by Puget Power, phone service by Inland Phone Service, and data by R&R Cable. All of these entities are privately owned and will have no impact on the economic welfare of the County. All the roads within The Ranch will be privately owned, constructed, and maintained, including snow removal by the applicant. See Exhibit X12 for more information regarding the collection of increased taxes.

17.60A.015(2)(A)

The proposed use will be adequately serviced by existing facilities such as highways, roads (i), police (ii) and fire

protection(iii), irrigation(iv) and drainage structures (v), refuse disposal (vi), water and sewers(vii), and schools (viii); or

i. The proposed use of this property will be adequately serviced by existing facilities such as highways and roads

The Ranch will be initially accessed by State Route 903 (a state highway) and then into the site via Ridgecrest Drive (a private road) and/or Patrick's Mine Road (a county on-system road). The Ranch is not projected to increase the level of service of any of these roads from the existing standard. See Exhibit X9 for additional traffic information.

ii. The proposed use of this property will be adequately serviced by existing facilities such as police

The Ranch is served by the Kittitas County Sheriff's Department, Kittitas County Fire District 6, Kittitas Valley Healthcare, and the Cle Elum-Roslyn School District. Any additional costs will be paid for by the additional County revenue that will be generated by the additional taxes as described herein. See Exhibit X12 for more information on increased tax collection.

iii. The proposed use of this property will be adequately serviced by existing facilities such as fire

The Ranch's water system will be constructed to meet fire flow as required by the water plan approved by the Washington State Health Department. There is an excess of 120,000 gallons of stored water within the Evergreen Valley Water System Facilities to facilitate

fire protection. The Ranch area and all facilities will be protected by the Kittitas County Fire District 6.

iv. The proposed use of this property will be adequately serviced by existing facilities such as irrigation which will be provided by the Evergreen Valley Water System.

v. The proposed use of this property will be adequately serviced by existing facilities such as drainage structures

Upon approval of the application for this project, a new drainage plan will be prepared by the applicant for the Kittitas County Public Works Department approval and will be based on the Eastern Washington Storm Water Management handbook. The applicant will provide any additional drainage structures required at no cost to the County.

vi. The proposed use of this property will be adequately serviced by existing facilities such as refuse disposal

The Roslyn Ridge community has its own private refuse collection system which collects all garbage from the community and transports it to the transfer station located in Cle Elum. This may be done by waste management or other contracted operators. This facility will also be utilized by The Ranch.

vii. The proposed use of this property will be adequately serviced by existing facilities such as schools

There may be three homes for full-time employees and/or managers located within the Ranch so there will

be no impact to schools. The school system will collect additional revenue through the additional property taxes paid by the proposed land use. There will be very limited or no impact on schools.

17.60A.015(2)(B)

- A. The applicant shall provide such facilities; or *See Above*

17.60A.015(2)(C)

- B. The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment. *The Ranch will substantially increase property taxes and will collect additional sales tax revenue which will benefit the County. In addition, a County lodging tax will be paid by The Ranch to support recreation in Kittitas County. See Exhibit X12 for more information on increased tax collection.*

17.60A.015(3)

3. The proposed use complies with relevant development standards and criteria for approval set forth in this title or other applicable provisions of Kittitas County Code.

As demonstrated in this response to KCC sections 17.60A and 17.30, the proposed use complies with and exceeds the various development standards and criteria for approval as it meets all the requirements of the various sections KCC 17.60A and KCC 17.30 as defined in the Rural Recreation zone of the Kittitas County Code.

17.60A.015(4)

4. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.

Due to the increased recreational use of Upper Kittitas County, specifically the State Route 903 corridor, there has been a correlating increase in traffic, fire hazards, and general maintenance on public lands located in this area. This proposed private property use, by providing additional lodging and recreational uses on site, will reduce the recreational pressure and the existing environmental impact in the area.

17.60A.015(5)

5. The proposed use will ensure compatibility with existing neighboring land uses.

This use will be seamless with the Roslyn Ridge community, a resort style community, which borders The Ranch on the northern and western borders. The northern and eastern properties are all forested and zoned Rural Recreation which is a compatible zone for the proposed use. All construction, operations, and maintenance will be contained within the borders of the development.

17.60A.015(6)

The proposed use is consistent with the intent and character of the zoning district in which it is located.

The use will not compromise the intent and character of the Rural Recreation zone in which The Ranch is located. The development will add to the recreational value of the Roslyn Ridge community. Residents and guests alike will be able to use the various facilities and trails of The Ranch. The

County, through its comprehensive plan, land use mapping, and zoning, has approved these and additional recreational uses through conditional use permits and the actions of such have been judged compliant by the Eastern Washington Growth Hearings Board. Due to this, this area has been designated as eligible for recreational use and is consistent with the intent and character of the zoning district in which it is located.

17.60A.015(7)

For conditional uses outside of Urban Growth Areas, the proposed use:

17.60A.015(7)(A)

- A. Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands;

As demonstrated below in this response, this use is consistent with and exceeds the expectations coinciding with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan. This includes the policies of Chapter 8, Rural and Resource Lands.

Part of the Kittitas County Comprehensive Plan, titled "Rural Recreation," outlines certain policies and goals for developments in lands zoned Rural Recreation. Listed below are a portion of the intent, goals, policies, and objectives which demonstrate that this proposed use is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, specifically regarding rural recreation. The following intent, goals, policies, and objectives are a few of those listed in the Kittitas County Comprehensive Plan with the applicant's response as to how the proposed use is consistent with said plan:

“RR-G26: Maintain and enhance the extraordinary and expansive recreational opportunities in Kittitas County.”

The proposed use maintains and enhances the extraordinary and expansive recreational opportunities in Kittitas County by providing lodging in close proximity to on-site recreational opportunities, a designated space for recreational vehicles and activities, access to numerous recreational trails, and a close vicinity to various recreational activities located within Kittitas County.

“RR-G27: Provide safe opportunities to develop public and private recreational spaces while preserving rural character.”

The proposed use provides a designated safe space for recreational users to stay and dine while they enjoy the benefits and appeal of the surrounding rural area that is present in Kittitas County. Through this, the proposed use promotes the exploration of Kittitas County recreational resources. This use will include both activities on private and public property but will allow users to rent rooms or space for recreational vehicles in order to maintain the integrity of upper county safety.

“RR-G28: Increase rural tourist and rural recreational spaces while maintaining environments characteristic to rural areas.”

The proposed use increases the use of rural recreational spaces while maintaining environments characteristic to rural areas through the rural landscape and style that will be maintained throughout the property as well as through the proximity to other recreational areas in the County including nearby campsites and the Wenatchee National Forest.

“RR-G29: Allow for and encourage commercial activities characteristic to recreational activity while maintaining rural character. Substantial amounts of recreation lands in this County are owned by the public and private parties;”

The proposed use allows for and encourages commercial activities characteristic to recreational activity, such as recreational trails, while maintaining rural character due to the many facilities that would provide services and goods throughout The Ranch, such as a restaurant and possible retail stores. Through these shops, the appeal of a rural scene would be maintained. In addition, a short drive to surrounding cities such as Cle Elum and Roslyn provides many environmentally friendly recreational options. Substantial amounts of recreational lands in this county are owned by public and private parties, including certain campsites around the surrounding area.

“These provide more than ample opportunities for water recreation, hunting, fishing, camping, hiking, trail riding, winter recreation and wildlife viewing. In addition to publicly-owned areas, many private businesses cater to the public in providing skiing, golfing, camping and trail riding on private lands;” *The proposed use provides opportunities for water recreation, hunting, fishing, camping, hiking, trail riding, winter recreation, and wildlife viewing, all of which can be found in the surrounding area via places such as recreational trails, campsites, and public fishing spots. In addition to publicly owned areas, many private businesses cater to the public in providing skiing, golfing, camping, and trail riding on private lands such as Suncadia and Snoqualmie Pass.*

“Rural recreation in Kittitas County is also largely provided in the form of recreational residences, primarily in the upper western area of the County;” *The proposed use is in close proximity to recreational residences primarily in the northwestern area of the county such as Roslyn Ridge, Suncadia, and Tumble Creek.*

“These developments are often “second homes” for persons living in other parts of the State. These recreational residences are a significant contributor to the County’s economy.”

The proposed use will provide temporary or recreational lodging and dining facilities for guests that are not local. These temporary recreational residences will be a significant contributor to the County's economy.

“RR-P56: Developments located for commercial, residential/recreational purposes, such as Master Planned Resorts or Planned Unit Developments, shall have adequate water, septic and public facilities to service such development without over-burdening the County public services.”

The proposed use has adequate water, septic, and public facilities to service such development without over-burdening the county public services through the use of private utility systems including but not limited to the Evergreen Valley Water System and the Evergreen Valley Sewer System.

“RR-P58: Developers should be required to approach project design which provides a visual rural environment characteristic of Kittitas County including preservation of open spaces, adequate buffering between development and natural areas, and preservation of critical areas and forested lands.”

The proposed use provides a visual rural environment characteristic of Kittitas County including preservation of open spaces, adequate buffering between development and natural areas, embrace of rural lifestyle and aesthetic, and preservation of critical areas and forested land spaces through actively conserving the natural surrounding forests and wildlife, incorporating rural style, and providing designated spaces for outdoor recreation.

“RR-P59: Rural recreation development should be promoted where there is potential for limited infill of seasonal recreation structure, in areas where seasonal structures are not uncommon, and upon soils and geologic conditions which can support structural development.”

The proposed use promotes development in areas where there is potential for limited infill of seasonal recreational structure, in areas where seasonal structures are not uncommon, and upon soils and geologic conditions which can

support structural development through its location. By developing in a spot where seasonal impact is common, the development must be able to undergo and withstand natural effects and therefore will be built to this standard. Moreover, the history of the environment, an expired mine, does not currently promote recreation and County growth. Please refer to Exhibit X13, which contains a brief history of the mining operations within the boundaries of The Ranch, for more historical information about the mine.

“RR-P62: International Wildland-Urban Interface Code should be enforced when approving a recreational residential structure for greatest protection of life and property.”

The proposed use will ensure that the International Wildland-Urban Interface Code for greatest protection of life and property is enforced as recreational residential structures are approved.

“RR-P63: Specific natural hazards in rural recreation areas shall be considered before creation of habitable or residential structure.”

The proposed use has considered and implemented precautions against specific natural hazards in rural recreational areas before creation of habitable or residential structures through intensive inspection before construction.

17.60A.015(7)(B)

B. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(20));

NOTE: RURAL CHARACTER IS DEFINED IN RCW 36.70A.030(23) NOT AS IDENTIFIED IN THE CURRENT CODE.

The County, through its comprehensive plan, land use mapping, and zoning, which has been judged compliant by the Eastern Washington Growth Hearings Board, has designated

this area for recreational use. This proposed use is allowed within the zone with a conditional use permit and through the Kittitas County Comprehensive Plan, land use map, and zoning.

*The following is the specific definition of rural character as defined in RCW 36.70A.030 with an explanation as to how the conditional use of The Ranch preserves and enhances the rural character of the area within the Rural Recreation zone and land use. The **black text** is the specific wording of RCW 36.70A.030 as it defines rural character. The blue text is the applicant's response to each section of the code.*

(23) "Rural character" refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan:
Kittitas County, through the Comprehensive Plan process which includes public notices, public meetings, and review by the Eastern Washington Growth Hearings Board, has identified the land where The Ranch is proposed to be located as Rural Recreation. The Ranch meets the requirements established by the county in the rural element of its comprehensive plan.

(a) In which open space, the natural landscape, and vegetation predominate over the built environment;

This area has been heavily industrialized with the development of Patrick Mine on this site in the late 1800s as a coal mining operation. See Exhibit X4, which displays an aerial photo taken in 1954 that shows the extensive industrial mining operation that took place within the boundaries of the proposed Ranch. When the mine closed in 1961, the mining structures were mostly removed, but piles of rock and other mining debris were left and spread around the area. See Exhibit X13 for a brief history of the mining operations within the boundaries of The

Ranch for more historical information about the mine. The creation of The Ranch will enhance the land and provide a more natural landscape with the planting of vegetation throughout the boundaries of The Ranch. Much of the land within the boundaries of the proposed use will be left as open space with the applicant replacing lost vegetation throughout The Ranch that has occurred over the years of industrial usage.

- (b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;

The Ranch will improve the economy of the area by providing local jobs for individuals living in rural Kittitas County and within the State Route 903 corridor. The county has established this area as Rural Recreation zoning and land use. By doing this, Kittitas County has realized that the traditional lifestyles based on industry including mining and timber operations in the late 1800s through the mid 1900s have changed significantly with the closing of mining operations in the mid 1900s followed closely by the termination of most timber operations in the area. The two major timber companies, Plum Creek and Boise Cascade, sold most of their land in the late 1900s and early 2000s with said land now being mostly used for recreation. The economy of the upper Kittitas County, specifically within the State Route 903 corridor, is now based on tourism and recreation. This proposed use will enhance the rural lifestyles that are now based on the recreational economy that has been established and currently exists in the upper Kittitas County area.

- (c) That provide visual landscapes that are traditionally found in rural areas and communities;

Currently, the landscape is the remnants of the mining operation that occurred from the late 1800s up until 1961. The visual landscapes will be improved with the development of The Ranch as vegetation will be added throughout its boundaries and maintenance will be regularly done.

(d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat;

Currently, the land has one seasonal drainage ditch that does not bear fish. The land itself as can be seen by the aerial photo shown in Exhibit X7 provides some forested areas in the north but, due to past mining operations, is lacking an area of trees and vegetation in and around the area that has been designated "The Ranch". The applicant proposes to work with Kittitas County Public Works to improve the seasonal ditch and create more vegetation in and surrounding The Ranch.

(e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;

Historically, this land was converted to industrial uses in the mid 1800's where it was used for the mining, processing, and transporting of coal. The remnants of the mining operation, which took place for decades in this area, left scars on the land. Kittitas County has zoned this property Rural Recreation and this proposed use will take this industrial use land and improve it for recreational uses. The proposed use does not create additional low-density development or housing and confines the additional need for recreational space into the property identified as the boundaries of The Ranch.

(f) That generally do not require the extension of urban governmental services;

The Ranch will not require the extension of any urban governmental services beyond what is normally provided for rural areas such as police service through the Kittitas County Sheriff's Office and fire service through Kittitas County Fire District 6. The property will have all other utilities and services provided privately with limited or no impact on Kittitas County.

and

(g) That are consistent with the protection of natural surface water flows and groundwater and surface water recharge and discharge areas. *Within the boundaries of the proposed conditional use permit application there is one seasonal runoff ditch that is very eroded. The applicant proposes to work with Kittitas County to stabilize the drainage ditch through a plan that will be approved by the Kittitas County Public Works Department. Domestic water for The Ranch will be provided by the existing Evergreen Valley Water System which is approved by the Washington State Health Department that operates with a water right as approved by the Washington State Department of Ecology.*

17.60A.015(7)(C)

C. Requires only rural government services; and

All construction, operations, and maintenance inside of the boundaries of the proposed use will be done privately and will not require government service. Rural government services including but not limited to police service by the Kittitas County sheriff, fire protection by Kittitas County Fire District 6, road maintenance on SR 903 by the Washington State Department of Transportation, and road maintenance on Patrick's Mine Road by the Kittitas County Public Works Department are paid for in rural areas by property taxes and sales taxes. This proposed use will increase the revenue to all government entities listed above as shown in Exhibit X12.

17.60A.015(7)(D)

- D. Does not compromise the long term viability of designated resource lands. ([Ord. 2019-013](#), 2019; [Ord. 2013-012](#), 2013; [Ord. 2013-001](#), 2013; [Ord. 2012-009](#), 2012; Ord. 2007-22, 2007; Ord. 88-4 § 11 (part), 1988; Res. 83-10, 1983)
The proposed use is not adjacent to nor contributes in any way to the resource lands of Kittitas County. All lands, roads, and wildlife will be privately maintained in order to preserve the integrity of the rural character and appeal. This proposed land use has no impact on the designated resource lands of Kittitas County.

17.60A.020

17.60A.020 Conditions.

In permitting such uses the Director or Board may impose in addition to the regulations specified herein, such conditions as it deems necessary to protect the best interests of the surrounding property or neighborhood or the county as a whole. These conditions may include, but are not limited to, the following:

17.60A.020(1)

1. Increasing the required lot size, setback or yard dimensions;

The applicant has no proposals for setback increases.

17.60A.020(2)

2. Limiting the height of buildings or structures;

The applicant proposes to limit the height of any building or structures, specifically the activity center, to 40 feet.

17.60A.020(3)

3. Controlling the number and location of vehicular access points (subject to approval by the reviewing authority with jurisdiction to issue approach or access permits);

The applicant proposes to limit the access points of this proposed land use to Patrick's Mine Road and Ridgecrest Road.

17.60A.020(4)

4. Requiring the dedication of additional rights-of-way for future public street improvements;

The applicant proposes to improve the intersection of State Route 903 and Ridgecrest Road. In addition, the applicant has been in contact with the Kittitas County Public Works Department to create a public road on the Ridgecrest Road corridor.

17.60A.020(5)

5. Requiring the designation of public use easements;

The applicant has no proposals for public use easements. The applicant has been in contact with the Kittitas County Public Works Department to create a public road on the Ridgecrest Road corridor.

17.60A.020(6)

6. Increasing or decreasing the number of required off-street parking and/or loading spaces as well as designating the location, screening, drainage, surfacing or other improvement of a parking area;

There are no specific requirements within the zoning code requiring off-street parking for the specific conditional use permit applied for herein. The proposed land use will provide all parking within its boundaries. The applicant is proposing to provide vegetational screening on the south side of the proposed land use to separate it from the adjoining residences.

17.60A.020(7)

7. Limiting the number, size, height, shape, location and lighting of signs;

The applicant is proposing to install one lighted sign at the intersection of Ridgecrest Road and State Route 903 and one lighted sign at the intersection of Patrick's Mine Road and State Route 903 that would direct guests to The Ranch.

17.60A.020(8)

8. Requiring or limiting view-obscuring fencing, landscaping or other facilities to protect adjacent or nearby properties;

The applicant is proposing to provide landscaping and vegetation screening to protect the adjacent properties to the south of the main guest ranch area.

17.60A.020(9)

9. Designating sites for and/or the size of open space or recreational areas;

The proposed land use is entirely recreational in nature. Guests of The Ranch will have access to other recreational facilities within the Roslyn Ridge area. New trails and other recreation facilities will be provided.

17.60A.020(10)

10. Requiring site reclamation upon discontinuance of use and/or expiration or revocation of the project permit;

The applicant is proposing a permanent perpetual use of the area.

17.60A.020(11)

11. Limiting hours and size of operation;

The proposed land use, being entirely recreational in nature, will be operated 24 hours per day. The applicant is proposing to institute a quiet time from 10 PM to 6 AM. The applicant is proposing to allow permission of quiet time hours from midnight to 6 AM on Friday, Saturday and holiday nights during the year.

17.60A.020(12)

12. Controlling the siting of the use and/or structures on the property;

The applicant has attached a conceptual site plan for this proposed conditional use in Exhibit X4.

17.60A.020(13)

13. Requiring mitigation measures to effectively reduce the potential for land use conflicts with agricultural and resource lands, such as: landscape buffers, special setbacks, screening, and/or site design using physical features such as rock outcrops, ravines, and roads.

There is no agricultural use within the adjacent properties.

17.60A.020(14)

14. Demonstrating that the requirements of [Chapter 13.35, Kittitas County Code](#), Adequate Water Supply Determination, can be met. ([Ord. 2014-005](#), 2014; [Ord. 2013-012](#), 2013; [Ord. 2012-009](#), 2012; Ord. 2007-22, 2007; Ord. 88-4 § 11 (part), 1988)

The proposed plan use will be served by the Evergreen Valley Water System, a Group A water system, which owns a water right and has adequate resources.

17.60A.030

17.60A.030 Application and accompanying data.

Written application for the approval of the uses referred to in this chapter shall be filed in the Community Development Services department upon forms prescribed for that purpose. The application shall be accompanied by a site plan showing the dimensions and arrangement of the proposed development or changes in an existing conditional use. The administrator, Hearing Examiner and/or Board may require other drawings, topographic surveys, photographs, or other material essential to an understanding of the proposed use and its relationship to the surrounding properties. ([Ord. 2013-001](#), 2013; [Ord. 2012-009](#), 2012; Ord. 2007-22, 2007; Ord. 96-19 (part), 1996; Res. 83-10, 1983)

This application, once completed, will be filed in the Community Development Services Department and accompanied by a site plan and any other forms that the administrator, hearing examiner, or board requires.

17.60A.040

17.60A.040 Fees.

Repealed by [Ord. 2017-001](#). ([Ord. 2017-001](#), 2017; [Ord. 2013-001](#), 2013; Ord. 2007-22, 2007; Ord. 88-4 § 11 (part), 1988; Res. 83-10, 1983)

17.60A.050

17.60A.050 Affected area of use.

Repealed by Ord. 96-19. (Ord. 2007-22, 2007; Ord. 88-4 § 11 (part), 1988: Res. 83-10, 1983)

17.60A.060

17.60A.060 Hearings - Appeal.

Any such hearings shall be held pursuant to Title 15A of this code, Project permit application process. (Ord. 2007-22, 2007)

Understood

17.60A.070

17.60A.070 Appeal.

Repealed by Ord. 9619. (Ord. 2007-22, 2007; Ord. 88-4 § 11 (part), 1988: Res. 83-10, 1983)

17.60A.080

17.60A.080 Transfer of ownership

The granting of a conditional use permit and the conditions set forth run with the land; compliance with the conditions of the conditional use permit is the responsibility of the current owner of the property, the applicant and successors. ([Ord. 2013-001](#), 2013; Ord. 2007-22, 2007)

The applicant and operators understand the responsibility of this use and are prepared to correctly operate and maintain it.

17.60A.090

17.60A.090 Expiration

A conditional use permit shall become void five (5) years after approval or such other time period as established if the use is not completely developed. Said extension shall not exceed a total of ten (10) years and said phases and timelines shall be clearly spelled out in the application. ([Ord. 2013-001](#), 2013; [Ord. 2012-009](#), 2012; Ord. 200722, 2007)

If the use is permitted, construction and operations will begin immediately weather permitting and will stay in operation year-round.

17.60A.095

17.60A.095 Modification

Any change, enlargement or alteration in such use shall require a new review and new conditions may be imposed where finding requires. ([Ord. 2013-012](#), 2013; [Ord. 2013-001](#), 2013)

The applicant understands that any changes shall require a new review and a new set of conditions and will adhere to this requirement if any changes are made.

17.60A.100

17.60A.100 Revocation or limitation.

The Board may hold a hearing to revoke or additionally limit a conditional use permit granted pursuant to the provisions of this Chapter. Ten (10) days prior to the hearing, notice shall be delivered in writing to the applicant and/or owner of the property for which such conditional use permit was granted. Notice shall be deemed delivered three (3) days after being mailed, first class postage paid, to the owner as shown on the current tax rolls of the County. *Understood*

A conditional use permit may be revoked or limited by the Board if any one (1) of the following findings can be made:

17.60A.100(1)

1. That circumstances have changed so that 1 or more of the Conditions of [17.60A.020](#) are no longer met;

All conditions will be met at all times in every capacity.

17.60A.100(2)

2. That the conditional use permit was obtained by misrepresentation or fraud;

As demonstrated through this response, the entirety of this process was done in an upfront and transparent manner.

17.60A.100(3)

3. That one or more of the conditions of the conditional use permit have not been met;

As demonstrated by this response, all conditions of the conditional use permit have been met.

17.60A.100(4)

4. That the use for which the conditional use permit was granted had ceased or was suspended for twelve or more consecutive calendar months;

If the use is permitted, construction and operations will proceed as proposed in Exhibit X1 – Phasing Plan.

17.60A.100(5)

5. That the actual or permitted use is in violation of any statute, ordinance, law, or regulation; or

As can be noted by this response and the transparency of the process, the use is not in violation of any statute, ordinance, law, or regulation.

17.60A.100(6)

6. That the use permitted by the conditional use permit is detrimental to the public health, safety or welfare or constitutes a nuisance.

As can be demonstrated from previous responses stated in this document, not only is this use not detrimental to the health, safety, and welfare of the public and surrounding wildlife, but instead offers benefits that will lessen the hazards to State Route 903 and those using it and will also offer a designated spot for users to stay safe and enjoy the natural surrounding environment and amenities as provided by The Ranch.

The Board's decision shall be subject to judicial appeal under the provisions of KCC Chapter [15A.08](#).

The Board's decision shall not be effective for twenty-one (21) days after being entered. The Superior Court in reviewing the Board's decision to revoke a CUP may grant a stay during the pendency of any appeal upon a finding that such a stay is necessary to avoid manifest injustice or upon stipulation by the County. ([Ord. 2013-001](#), 2013; Ord. 200922, 2009)

Understood