

**ROSLYN RIDGE MINI GOLF  
CONDITIONAL USE APPLICATION**

Section 6: The review and response to Kittitas County Code  
Section 17.60A.

RECEIVED  
NOV 28 2023

Kittitas County CDS

REVIEW AND RESPONSE  
TO KITTITAS COUNTY CODE 17.60A  
REGARDING ROSLYN RIDGE MINI GOLF

*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

*Roslyn Ridge Mini Golf is a proposed miniature golf course, recreational area, and lodging site that is being planned and permitted through a conditional use permit application (as provided for in KCC17.60A) as provided for in Kittitas County Code 17.40 C-G General Commercial zone. Roslyn Ridge Mini Golf will host a miniature golf course area with a log house on the premises, which will include restroom facilities and may offer retail, rental, and dining facilities, and may include a putting green. There will be two areas for lodging sites that may include a bed and breakfast with 12 rooms and/or a hotel/motel with 60 rooms with a parking space for each room.*

*Roslyn Ridge Mini Golf is located in the State Route 903 corridor just west of the townsite of Ronald situated between Ridgecrest Road and Rockrose Drive with utility parcel 959867 located just north of Rockrose Drive. The proposed Roslyn Ridge Mini Golf project is in the General Commercial zone of Kittitas County and will use domestic water through the Evergreen Valley Water System and sewer services through the Evergreen Valley Sewer System. All utilities necessary for the golf course are on site or at the property line. All the roads within the proposed project 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 entrance to Roslyn Ridge Mini Golf will be accessed through a private driveway on parcel 960160 via State Route 903*

*with other entrances to the lodging sites allowed on Rockrose Drive, Bluerose Drive, and Ridgecrest Road. These are private roads with access held by the applicant and are identified on Exhibit 4 – Site Plan.*

*The proposed Roslyn Ridge Mini Golf project is located on 13.5 acres +/- .*

## 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. With the growing number of families moving to upper Kittitas County and visitors that use the State Route 903 corridor each year, there is also a need for more recreational opportunities. A miniature golf course and recreational area would provide users with a unique activity while reducing the amount of traffic as it provides parking for users. There is an increased need for temporary lodging within the immediate area that the proposed bed and breakfast and/or hotel/motel sites would also satisfy. Roslyn Ridge Mini Golf would be a common site that may be used for community events, fundraisers, private parties, celebrations, and more. This onsite development may reduce the surrounding impact of those visiting and staying within the area around Lake Cle Elum and State Route 903. The proposed project will be located off State Route 903 and allow safe access from the private driveway off parcel 960160 and private roads surrounding the project with access held by the applicant. Off-street parking will also be provided. All these uses are allowed in the Recreation, Outdoor definition provided in KCC 17.08.464, the Bed and breakfast definition provided in KCC 17.08.105, and the conditional use definition provided within this response.*
  - (ii) *The proposed use will not be detrimental or injurious to the public health as Roslyn Ridge Mini Golf would benefit public health through the promotion of*

physical activity, the creation of a sense of community through the introduction of an opportunity that invites all ages to participate, and the provision of an expansion of tourist and lodging facilities in the State Route 903 corridor. The proposed project will provide safe public health facilities including domestic water via the Evergreen Valley Water System (a Group A water system as approved by the Washington State Health Department), and a sanitary septic and sewer system via the Evergreen Valley Sewer System. In addition, the proposed project will be a safe area for children of all ages. Roslyn Ridge Mini Golf will also improve recreational safety by providing a parking safe area. For additional information on the Evergreen Valley Water System and the Evergreen Valley Sewer System, see Exhibits X11 and X17.

- (iii) *The proposed use will provide a safe and peaceful environment for users by providing a quiet and enjoyable activity within a controlled area. The surrounding area around the proposed project is largely vacant with homes close to the northwest corner and the west side of the property and on the south side of State Route 903, but they will not likely be largely affected by the development. All of this is being planned to provide a safe and peaceful environment. See Exhibit X8 – Description of Surrounding Properties for additional information on the properties directly adjacent to the proposed project that are not owned by the applicant.*
  
- (iv) *The proposed use will not impact the character of the surrounding neighborhood as it is being developed with some vegetation screening to ensure privacy for surrounding properties. Other mitigation measures implemented by the applicant will include but will not be limited to downward-facing lights to reduce light pollution, off-street parking, and the avoidance of loud music amplification. The closest adjacent home is farther than 300 feet away from the center of the proposed project and will not likely be heavily impacted by this development. The properties to the north, east, and west of the proposed project are owned by the applicant, so there will be no conflict*

*with these surrounding areas. For more information on the surrounding areas and mitigation measures, see Exhibits X8, X13, and X14.*

**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. Primary access to the property is via the private driveway off State Route 903. This road is on parcel 960160, which is owned by the applicant and part of the proposed project. The applicant will allow additional entrances to the lodging sites on the private roads surrounding the proposed project. See Exhibit 4 – Site Plan for the allowed entrances and Exhibit X9 for additional traffic information.*

*Roslyn Ridge Mini Golf, 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. Roslyn Ridge Mini Golf will use domestic water through the Evergreen Valley Water System and sewer services by the Evergreen Valley Sewer System. All utilities necessary for the golf course are on site or at the property line. All of these entities are privately owned and will have no impact on the economic welfare of the county. All the roads within Roslyn Ridge Mini Golf will be privately owned, constructed, and maintained. This includes snow removal, which will be done 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*

*Roslyn Ridge Mini Golf will be initially accessed by State Route 903 (a state highway) and then into the site via the private driveway off parcel 960160. The applicant will allow additional entrances to the lodging sites on the private roads surrounding the proposed project. The proposed use is not projected to increase the level of service of any of these roads from the existing standard. See Exhibit 4 – Site Plan for the allowed entrances and Exhibit X9 for additional traffic information.*

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

*Roslyn Ridge Mini Golf 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 would be paid for by the additional county revenue that would come from the additional tax revenue that would be generated by this proposed project 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*  
*Roslyn Ridge Mini Golf'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 ensure fire protection. Roslyn Ridge Mini Golf 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.*
- 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 Roslyn Ridge Mini Golf.*

- vii. *The proposed use of this property will be adequately serviced by existing facilities such as schools*  
*There will not be any full-time residences that would be built on or for the purpose of the proposed project, so there will be no impact on the Cle Elum-Roslyn School District. The school system would collect additional revenue that would be generated by this proposed project as described herein.*

**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. *Roslyn Ridge Mini Golf will substantially increase property taxes on the parcels used for the project and will collect additional sales tax and admissions tax revenues which will benefit the 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 17.40, 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 17.40 as defined in the General Commercial 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 a common activity for visitors and community members alike within a controlled area including lodging sites and off-street parking, will reduce the recreational pressure and the existing material impacts in the area.*

**17.60A.015(5)**

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

*This proposed use will be seamless with the Roslyn Ridge Community, a resort-style community, which is close to the northern and western sides of the proposed project. The northern and eastern surrounding properties, save for parcel 959866 which is adjacent to the northern border of parcel 959867, a part of the proposed project, are all owned by the applicant and will not create additional conflict. The southern side of the property is*

*bordered by State Route 903 with a few separate developments located at a safe distance across the road. All construction, operations, and maintenance will be contained within the borders of the development. For additional information on surrounding properties see Exhibit X8 – Description of Surrounding Properties.*

**17.60A.015(6)**

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

*The proposed use will not compromise the intent and character of the General Commercial zone in which the use is located. The development will add to the commercial and recreational value of the Roslyn Ridge Community. Residents and guests alike will be able to use the mini golf course and recreational area, will have access to the log house which may include retail, rental and dining services, and will be invited to stay at the lodging sites. 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. For additional information, see the code response to KCC 17.40 C-G – General Commercial zone.*

**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.*

*Chapter 8 of the Kittitas County Comprehensive Plan includes a section titled "Limited Areas of More Intensive Rural Development (LAMIRDs)." This section outlines certain goals and policies for developments within a LAMIRD land use, which includes this proposed use. Within this land use includes the General Commercial zoning classification. 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 land and LAMIRDs. The following intent, goals, policies, and objectives are a few of those listed in Chapter 8 of the Kittitas County Comprehensive Plan with the applicant's response as to how the proposed use is consistent with said plan:*

**RR-G30: Establish areas of community pattern that accommodate community activities without having to incorporate**

*This proposed use is within a controlled area that allows for the creation of an activity that would enhance the town of Ronald, create a common space for the community while retaining the rural character of the area, and provide overnight accommodation, all of which are beneficial additions at the present moment. However, the proposed project would not be expansive enough to increase the likelihood of incorporation.*

**RR-G31: Provide opportunity for residential infill which provides a variety of housing and yet maintains rural character**

*The proposed use would enhance the appeal of the Roslyn Ridge Community, which has existing housing and future opportunities for further residential infill. However, because of the character of the surrounding area, which remains largely rural, the proposed use would adhere to the same concept during development and operation.*

**RR-G32: Provide for rural community settings which do not require urban level services and maintain existing rural development patterns that have existed for long periods**

*This proposed use, based on its size and activity, would not likely greatly increase the Level of Service on State Route 903 and would not urbanize the surrounding area. Roslyn Ridge Mini Golf 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 Department and fire service through Kittitas County Fire District 6. The property will have all the other utilities and services provided privately with no or limited impact on Kittitas County.*

*Based on the LAMIRD types established in RCW 36.70A.070(5), Kittitas County establishes three categories of LAMIRD designations. According to the context provided in the Kittitas County Comprehensive Plan, this development would likely be considered a Rural Recreational Center. The applicant has responded to the policies applicable to this specific development as some policies relate to responsibilities of the County rather than responsibilities of developers.*

**RR-P99: The following factors should be considered when designating a LAMIRD and establishing boundaries:**

*This proposed use is already within a LAMIRD land use but adheres to the intents and objectives of the County in the designation and preservation of existing LAMIRDs.*

- a) Existing development pattern, potential for redevelopment and infill, and for Type 1 LAMIRDs the ability to establish a logical outer boundary;  
*This proposed use follows the existing development pattern and allows for increased use of the Roslyn Ridge Community, which adheres to the goals and policies of LAMIRD areas and allows for the potential of redevelopment and infill. This use will remain within the boundaries of the LAMIRD and will not be expanded beyond its proposed borders.*
- b) Rural character of the potential LAMIRD and surrounding area;  
*This use creates an activity that would be consistent with the rural character of the surrounding area and allows for rural recreation within a controlled space.*
- c) Existing and potential mix of uses, densities and intensities and potential impacts to the surrounding area;  
*This proposed use would introduce a new activity and lodging sites to the area and may provide for the opportunity to expand the Roslyn Ridge Community. The expansion of this community would create new uses, varying densities, and varying intensities. There would not likely be any potential impacts of great magnitude with the implementation of this proposed use.*
- d) Presence/location of infrastructure and other “man-made” facilities;  
*The log house and the miniature golf course would be man-made but would not be an intrusive development and would adhere to the rural character of the area.*
- e) Distance from other LAMIRD, UGA, designated resource land or other special land use designation. If in close proximity, consider the potential for sprawl, and/or land use conflicts;  
*The surrounding area that is on the northeast side of State Route 903 is designated as a LAMIRD land use. There will be no expansion of this proposed project besides what is within the proposed boundaries.*
- f) Feasibility, cost and need for public services;

*This proposed use would be developed and serviced privately and would increase tax revenue for the county. See Exhibit X12 for more information on tax revenue.*

g) Significant natural constraints or features to be preserved; and

*There are no natural constraints or features, such as critical areas, that are specifically within the boundaries of this proposed use. The rural character of the property and the surrounding area would be preserved.*

h) Public input and comment.

*As this proposed use is submitted under a conditional use permit with a completed SEPA checklist, the public would have the opportunity to comment on any potential effects to the LAMIRD.*

**RR-P102: Require that development or redevelopment harmonize with the rural character of the surrounding areas.**

*This proposed use provides for the opportunity to recreate in a rural space and therefore would be consistent with the rural character of the surrounding area.*

**RR-P103: Recognize that public services will continue to be provided at a rural level of service. Public services and facilities will not be provided in a manner that allows low-density sprawl.**

*This proposed use would not require any public services as all operations will be privately maintained. The Level of Service on State Route 903 would not be greatly increased. There is no risk of low-density sprawl as this proposed use would be contained within its proposed boundaries.*

**RR-P104: Development densities, intensities or uses that require urban level of services should not be allowed.**

*This proposed use will not require an urban level of service. Roslyn Ridge Mini Golf 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 Department and fire service through Kittitas County Fire District 6. The property will have all other utilities and services provided privately with no or limited impact on Kittitas County.*

RR-P105: Continue to protect the long-term viability of designated forest, mineral and agricultural resource lands.

*This proposed use and the surrounding area are not within nor adjacent to any designated forest, mineral, or agricultural resource lands.*

RR-P106: Strip commercial development along State and County roads will not be permitted in any LAMIRD.

*This proposed use is not defined as, nor would it create the future development of, strip commercial development.*

**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(35) 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 Roslyn Ridge Mini Golf preserves and enhances the rural character of the area within the General Commercial zone and LAMIRD 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 Roslyn Ridge Mini Golf is proposed to be as rural land. Roslyn Ridge Mini Golf meets the requirements established by the County in the rural element of its comprehensive plan within the General Commercial zone and LAMIRD land use.*

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

*The creation of Roslyn Ridge Mini Golf will enhance the land and provide a more natural landscape with the use of vegetation throughout the miniature golf course and surrounding area. Much of the land within the boundaries of the proposed use will be left as open space as the mini golf course will be an area that primarily hosts sprawling green grass and vegetation. The applicant plans to replace lost vegetation throughout the proposed project that may have occurred due to possible industrial usage. The lodging sites will reflect the character of the rural area and will not be designed to entirely obscure views of surrounding properties.*

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

*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. The economy of upper Kittitas County, specifically within the State Route 903 corridor, is now based on rural recreation and tourism.*

*Roslyn Ridge Mini Golf 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 provision of lodging sites will create a market that has not been developed within the State Route 903 corridor. Moreover, additional revenue from increased property taxes, sales taxes, admissions taxes, and lodging taxes because of this development would benefit the County. See Exhibit X12 for additional tax information.*

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

*The development of this miniature golf course and recreational area will create an open and rural space. The visual landscapes will be improved with the development of Roslyn Ridge Mini Golf 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;

*There is an abundant amount of wildlife that lives in the surrounding area and dwells within this proposed use. The applicant proposes to add more vegetation in and surrounding Roslyn Ridge Mini Golf and provide guidelines for guests in order to protect the surrounding wildlife.*

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

*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 Roslyn Ridge Mini Golf.*

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

*Roslyn Ridge Mini Golf 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 Department and fire service through Kittitas County Fire District 6. The property will have all other utilities and services provided privately with no or limited 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.

*There are no natural surface water flows or recharge and discharge areas within the boundaries of Roslyn Ridge Mini Golf. Parcels 960153 and 842534 are within a wetland investigation area due to a small seasonal runoff ditch located off of the property to the east. There is a drainage ditch on the northwest corner of the property that runs to the south. There may be a runoff ditch created by the applicant. Development will be created with consideration to this area. Domestic water for the proposed project 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's Department, fire protection by Kittitas County Fire District 6, and road maintenance on State Route 903 by the Washington State Department of Transportation are paid for in rural areas by property taxes, sales taxes, admissions taxes, and lodging 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 facility will comply with the restrictions of the zoning code. See the response to KCC 17.40 for additional information.*

**17.60A.020(2)**

2. Limiting the height of buildings or structures;

*The facility will comply with the restrictions of the zoning code. See the response to KCC 17.40 for additional information.*

**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 facility will comply with the restrictions of the zoning code. See the response to KCC 17.40 for additional information.*

**17.60A.020(4)**

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

*The applicant proposes to improve the private roads used to access the proposed use which will improve traffic flow on State Route 903.*

**17.60A.020(5)**

5. Requiring the designation of public use easements;

*The applicant has no proposals for public use easements.*

**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.*

**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 intersections of State Route 903 and the private road entrances that would direct guests to the Roslyn Ridge Mini Golf recreational area and lodging sites.*

**17.60A.020(8)**

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

*The facility will comply with the restrictions of the zoning code. See the response to KCC 17.40 for additional information. The applicant has no proposals for additional screening or fencing.*

**17.60A.020(9)**

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

*The proposed land use is recreational in nature. The miniature golf course would promote open space as an inherent part of its design.*

**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 mini golf course and putting green, being recreational in nature, 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.*

**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 or resource 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 approved, construction and operations will begin immediately and will stay in operation as weather permits.*

#### **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 to the community and visitors using and traveling on the State Route 903 corridor. This use will also offer a common activity for users to stay physically active, safely lodge, and enjoy the natural surrounding environment and amenities as provided by Roslyn Ridge Mini Golf.*

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*