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**EXHIBIT X1
ROSLYN RIDGE MINI GOLF
PHASING PLAN**

Kittitas County CDS

This phasing plan accompanies the application for Roslyn Ridge Mini Golf as required by in KCC 17.60A as it relates to KCC 17.40 and the associated SEPA document. This phasing plan, as developed for the approval of the conditional use permit of Roslyn Ridge Mini Golf, is a best-case scenario. The actual timeline for the approval process is unknown, as the timeline will vary depending on the Kittitas County approval process and approvals outside of Kittitas County's control. Approvals outside of Kittitas County's control may include, but are not limited to, design approvals from the Washington State Department of Transportation, Puget Sound Energy, Washington State Fish and Wildlife, Washington State Department of Health, and other federal and state agencies. In addition, the development and construction of the various phases of the project may vary depending on market conditions, weather, financing, and other unforeseen impacts outside of the applicant's ability to control. These unforeseen impacts include, but are not limited to, health issues such as COVID-19 and wars such as the current Russian-Ukrainian conflict that can interrupt the supply chain and delay various components of the planning, development, and construction of the proposed project. The phasing plan and timeline provided herein may be accelerated or delayed by the applicant depending on known and unknown factors. This phasing plan supersedes development limitations in county and state code.

The applicant plans to begin final engineering, development, and construction as soon as the conditional use permit for Roslyn Ridge Mini Golf is approved. Initial construction is planned for the spring of 2024. The proposed project is planned to be completed within 15 years. The phasing plan has set the completion of Roslyn Ridge Mini Golf to the year 2039 but this is a tight timeline and does not take into account delays as provided for in the above. The bed and breakfast and/or hotel/motel facilities are planned to be built within the 15-year phasing plan guidelines.

The timing of the phasing plan depends on many variables outside of the applicant's control such as the approval process, approvals from authorities having jurisdiction outside of the Kittitas County process, and events including but not limited to weather, seasonal building restrictions due to circumstances such as early season snow, late season snow, summer fire restrictions, market conditions, financing, and unforeseen circumstances. Because of this, the order of the phases may change over the course of the development.