

ROSLYN RIDGE MINI GOLF CONDITIONAL USE APPLICATION

Section 5: The review and response to Kittitas County Code
Section 17.40.

REVIEW AND RESPONSE
TO KITTITAS COUNTY CODE 17.40
REGARDING ROSLYN RIDGE MINI GOLF

The applicant has copied Kittitas County Code chapter 17.40 G-C General Commercial zone below with the applicant's response to each section of the code that shows how this proposed conditional use within the G-C zone meets or exceeds the requirements of said code. Please note that the specific wording of the code is included here **and is in black type**. The applicant's response is in blue type.

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Kittitas County CDS

Chapter 17.40

C-G - GENERAL COMMERCIAL ZONE*

Sections

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* Prior history: Ords. 69-7, 2.

17.40.010

17.40.010 Purpose and intent.

The purpose and intent of the general commercial zone is to provide a classification consistent with existing business districts in unincorporated towns (i.e., Vantage, Easton) where a wide range of community retail shops and services are available. (Ord. 83-Z-2 (part), 1983)

Roslyn Ridge Mini Golf is a proposed business adhering to the purpose and intent of the general commercial zone to provide a classification consistent with existing business districts. This will be a rural area promoting a recreational activity that is consistent with the goals of rural lands and will include a lodging site that is expanded on in Exhibit 2 - Narrative. The log house may have retail facilities and the proposed project will have close proximity to other natural and recreational amenities.

17.40.015

17.40.015 Development within the Ellensburg Urban Growth Area (UGA).

For properties located within the City of Ellensburg UGA, the use and development standards in KCC [17.11.030](#) through [17.11.039](#) shall be utilized. Where KCC 17.11.030 through 17.11.039 does not identify use and development standards to be utilized for development within the Ellensburg UGA, this chapter shall apply. ([Ord. 2022-017](#), 2022)

This proposed use will not be developed within the Ellensburg Urban Growth Area.

17.40.020

17.40.020 Allowed uses.

Uses allowed in the general commercial zone include those uses pursuant to KCC Chapter [17.15](#). ([Ord. 2013-001](#), 2013; [Ord. 2012-009](#), 2012; [Ord. 2011-013](#), 2011; [Ord. 2010-014](#), 2010; Ord. 2007-22, 2007; Ord. 96-19 (part), 1996; Ord. 93-1 (part), 1993; Res. 83-10, 1983)

According to Residential section E of the Rural LAMIRD Use Table in 17.15.070.1, in the General Commercial column under the Type 1 LAMIRD designation, outdoor recreation, requiring a conditional use permit as created by the applicant and completed in its entirety as seen through this application, is defined in 17.08.464 as follows:

“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.”

According to Commercial section C of the Rural LAMIRD Use Table in 17.15.070.1, in the General Commercial column under the Type 1 LAMIRD designation, bed and breakfast, also requiring a conditional use permit as created by the applicant and completed in its entirety as seen through this application, is defined in 17.08.105 as follows: “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.”

According to Commercial section C of the Rural LAMIRD Use Table in 17.15.070.1, in the General Commercial column under the Type 1 LAMIRD designation, hotel/motel, also requiring a conditional use permit as created by the applicant and completed in its entirety as seen through this application, 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.

It can be demonstrated through this completed application that the proposed Roslyn Ridge Mini Golf fits these definitions through the development of a mini golf course area and lodging site and is therefore an allowed conditional use and will thus comply with the uses as permitted through the table in 17.15 and the uses in 17.08.464 and 17.08.105.

17.40.030

17.40.030 Lot size required.

There shall be no limitation. (Res. 83-10, 1983)

Understood.

17.40.040

17.40.040 Maximum lot coverage.

There shall be no limitation. (Res. 83-10, 1983)

Understood.

17.40.050

17.40.050 Maximum floor area.

There shall be no limitation. (Res. 83-10, 1983)

Understood.

17.40.060

17.40.060 Yard requirements.

1. Front Yard. No front yard is required.
2. Side Yard. No side yard is required.
3. Rear Yard. No rear yard is required; however, if a rear yard is provided, the minimum depth shall be twelve (12) feet. ([Ord. 2013-001](#), 2013; Res. 83-10, 1983)

The proposed use will create a mini golf course, putting green, recreational area, and lodging site and will not have a rear yard.

17.40.070

17.40.070 Height restriction.

There shall be no limitation. (Res. 83-10, 1983)

Understood.

17.40.080

17.40.080 Repealed.

([Ord. 2013-001](#), 2013; Res. 83-10, 1983)

17.40.090

17.40.090 Access requirement.

All lots in this zone shall abut a public street, or shall have such other access as deemed suitable by the Commission and Board. ([Ord. 2013-001](#), 2013; Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983)

The land included within the legal description of the proposed Conditional Use Permit can be accessed from either Ridgecrest Road or Rockrose Drive. Both of these roads intersect with Bluerose Drive, a new road that was created with the approval of the Binding Site Plan which created Lots 1 through 10 as shown in Book 12 of Plats on page 177 as filed with the Kittitas County Auditor under file number 201706070030 and will allow entrances into the lodging site. In addition, the John L. Scott building on parcel 960160 is accessed from State Route 903 as shown in Exhibit 4 – Site Plan and will act as the primary entrance for the mini golf course area.

17.40.100

17.40.100 Half streets.

In an area adjacent to a half street and opposite or outside the plat including the dedication of said half street, structures shall be set back from said half street a distance sufficient to provide for an additional half street and the yard requirements. (Res. 8310, 1983)

There are no half streets within or near the proposed use.

17.40.110

17.40.110 Repealed.

([Ord. 2013-001](#), 2013; Res. 8310, 1983)