

**KITTITAS COUNTY  
LAND USE HEARING EXAMINER**

**IN THE MATTER OF**

**Roslyn Ridge Mini Golf  
CU-23-00005**

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**FINDINGS OF FACT,  
CONCLUSIONS OF LAW, AND  
DECISION AND  
CONDITIONS OF APPROVAL**

THIS MATTER having come on for hearing in front of the Kittitas County Hearing Examiner on May 22, 2024. The Hearing Examiner having taken evidence hereby submits the following Findings of Fact, Conclusions of Law, Decision and Conditions of Approval as follows:

**I. FINDINGS OF FACT**

1. The proposed project is for a miniature golf course area with a log house on premises, which will include restroom facilities, 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. The subject parcel is General Commercial in a LAMIRD Type I Zoning with a LAMIRD land use designation.
2. Location: Parcel# 842534, 959867, 960153, 960154, 960155, 960156, 960157, 960158, 960159, 960160, 960161, 960162, 960164 located at 9291 State Route 903 just west of the townsite of Ronald situated between Ridgecrest Road and Rockrose Drive, in Section 12, Township 20, Range 14, bearing Assessor's Map# 2019-14-12070-0008 in Kittitas County.
3. Site Information:
  - 3.1. Total Property Size: 13.5 Acres (Approximately 2 acres for event use)
  - 3.2. Number of Lots: 13
  - 3.3. Domestic Water: Evergreen Valley Water System (Already Existing)
  - 3.4. Sewage Disposal: Evergreen Valley Large On-Site Septic System
4. Site Characteristics:

North:	Old gravel pit / forest land
South:	Sparse Residential Development
East:	Rural Residential Development / Town of Ronald
West:	Roslyn Ridge PUD Residential Development
5. Access: The site is accessed off either Ridgecrest Road or Rockrose Drive and main entrance will be retained off SR 903.

6. The parcels involved in this proposal are in a land use designation of Rural LAMIRD type I and zoning designation of General Commercial. The proposed project is classified as “outdoor recreation, bed and breakfast and hotel/motel.” these Facilities are allowed with a conditional use permit under KCC 17.15.070.1.
7. Deem Complete: A conditional use permit application (See Exhibit #1) for Roslyn Ridge Mini-Golf (CU-23-00005) was submitted to Kittitas County Community Development Services department on October 26, 2023. The application was deemed incomplete on November 20, 2024. The application was revised and deemed complete on January 2, 2024 (See Exhibit #28). The site was posted in accordance with KCC 15A.03.110 on February 9, 2024 (See Exhibit #29).
8. Notice of Application: A notice of application (See Exhibit #30) for the Roslyn Ridge mini-golf Conditional Use Permit (CU-23-00005) was mailed and/or emailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcels & applicable agencies. Notice was given to and published in the official newspaper of record for Kittitas County, and notice was posted to the Kittitas County Website on March 26, 2024, all in conformance with the Kittitas County Project Permit Application Process (Title 15A) (See Exhibit #32). The comment period concluded on April 11, 2024.
9. Comprehensive Plan:
  - 9.1. RR-G9: The County should continue to explore ways to provide rural economic opportunity.
    - 9.1.1. Hearing Examiner Finding: The proposed project is intended to provide an outdoor recreational opportunity as well as lodging facilities to accommodate the guests, while keeping the rural character.
  - 9.2. RP-15: Give preference to land uses in Rural designated areas that are related to agriculture, rural residential development, tourism, outdoor recreation, and other open space activities.
    - 9.2.1. Hearing Examiner Finding: The proposed outdoor recreation land use is promoting tourism and open space activities with a place for lodging in a rural setting that highlights Kittitas County's rural character.
  - 9.3. RR-G30: Establish areas of community pattern that accommodate community activities without having to incorporate.
    - 9.3.1. Hearing Examiner Finding: The proposed project provides for an activity that would enhance the town of Ronald, create an open space for the community while retaining the rural character of the area , and provide over night accommodations.
10. This application is consistent with the goals, policies, and objectives of the Kittitas County Comprehensive Plan as outlined above.



11. A SEPA checklist was submitted with the conditional use permit application and reviewed concurrently. A mitigated determination of non-significance was issued on May 1, 2024. The appeal period for the SEPA determination ended May 17, 2004 at 5:00 pm, and no appeals were filed.
12. Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. All comments are on file and available for public review. All comment submittals can be found in their entirety in Exhibit #'s 33-35. The following parties provided substantive comments during the comment period:
13. Agency Comments: Washington State Department of Ecology. Below is a summary of their comments:
  - 13.1. Department of Ecology: The Department of Ecology commented on groundwater exemptions and that withdrawal of over 5,000 gallons of water per day required permitting from Ecology. (See Exhibit # 33)
  - 13.2. Hearing Examiner Finding: This proposal has been conditioned to have groundwater exemption limits.
14. Public Comments: Two public comments were received for this project.
  - 14.1. Harlan Watkins- Looking forward to seeing the mini golf course go in, does have some concerns about traffic on SR903 and requests the 45 mph speed limit be moved to the northwest side of the Roslyn Ridge entrance, and noise carrying over to his property from the mini golf.
  - 14.2. Shayln Cornell – Concerned with the noise and traffic but also concerned with the proposed use of the property behind theirs used for overflow parking.
15. In review of this proposal, it is important to consider the goals and policies of the comprehensive plan, applicable county code, public and agency comments, any identified environmental concerns and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.
16. Consistency with the Comprehensive Plan: The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section V of this staff report, the following Comprehensive Plan goals and policies apply to this proposal: RR-G9, RP-15, and RR-G30.
17. Consistency with the provisions of KCC 17.60A, Conditional Uses: KCC 17.60A.015 provides the following review criteria to be considered in a conditional use analysis:
  - 17.1. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.

- 17.1.1. Applicant Response: "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 would provide users with a unique activity while reducing the amount of traffic as it provides parking for users. Roslyn Ridge Mini Golf would also 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 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 road off of parcel 960160 with access held by the applicant. All these uses are allowed in the Recreation, Outdoor definition provided in KCC 17.08.464 and the Conditional Use definition provided within this response."
- 17.1.2. Hearing Examiner Finding: Outdoor recreation and lodging facilities are allowed by conditional use permit within the general commercial zone. The proposal is located on approximately 14 acres and the facility will consist of existing structures, open land and a new hotel building. The property is located near a few residences and directly off a state route. CDS does not anticipate the proposed use as conditioned will be detrimental or injurious to the public health, peace or safety or to the character of the surrounding neighborhood.
- 17.2. 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
- 17.2.1. The proposed use will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or
- 17.2.2. The applicant shall provide such facilities; or
- 17.2.3. The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.
- 17.2.4. Applicant Response: "Roslyn Ridge Mini Golf, as described by the project narrative attached hereto, will have all 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. 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."



- 17.2.5. Hearing Examiner Finding: Staff has confirmed with Public Health and the State Department of Health that the existing Group A water system can handle this facility, the road network is operating at an acceptable level of service and can handle events with some conditions to handle extra traffic and safety during events. The site is within the Kittitas Valley Fire & Rescue (KVFR) Fire District. The hotel would be sprinkled as required by code, and the anticipated number of visitors 100 per day spread over the course of the day will provide the economic benefit to outweigh the additional public cost and may bolster the economic base for the Town of Ronald and Roslyn.
- 17.3. 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.
- 17.3.1. Applicant Response: "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."
- 17.3.2. Hearing Examiner Finding: The outdoor recreation facility is consistent with the relevant development standards and criteria including KCC 17.60A and KCC 17.40. The outdoor recreation and lodging facility is permitted in the general commercial zone through a Conditional Use Permit.
- 17.4. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.
- 17.4.1. Applicant Response: "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 onsite parking, will reduce the recreational pressure and the existing material impacts in the area."
- 17.4.2. Hearing Examiner Finding: The Upper County has seen a continuous influx of residents and visitors, this site is located in an area that can provide direct access to the main highway and provide activities and lodging separate from those other popular hiking trails and lake activities to spread out or relieve pressures from those other areas by providing additional recreational activities.
- 17.5. The proposed use will ensure compatibility with existing neighboring land uses.
- 17.5.1. Applicant Response: "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 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.”

- 17.5.2. Hearing Examiner Finding: There are few residences in the area with the exception of the Roslyn Ridge resort style community to the northwest and any impacts should be minimal to the neighboring land uses. The Hearing Examiner has conditioned the proposal to meet all noise ordinances in County Code and traffic is not anticipated to reduce the level of service standard of the surrounding transportation network.
- 17.6. The proposed use is consistent with the intent and character of the zoning district in which it is located.
- 17.6.1. Applicant Response: “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 have access to the log house which may include retail, rental and dining services. 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.” (See Exhibit #3)
- 17.6.2. Hearing Examiner Finding: The proposed project is located in General Commercial zoning. The General Commercial zone is an area wherein commerce is anticipated. The intent of this zoning classification 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. Kittitas County Comprehensive Plan and Zoning Code have allowed outdoor recreation and lodging facilities in General Commercial in KCC 17.15.070(1) with a conditional use permit. Kittitas County believes that outdoor recreation facilities are part of the rural lifestyle and for people to enjoy the rural character of the county.
- 17.7. For conditional uses outside of Urban Growth Areas, the proposed use:
- 17.7.1. 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;
- 17.7.2. Preserves “rural character” as defined in the Growth Management Act



- 17.7.3. Requires only rural government services; and
- 17.7.4. Does not compromise the long-term viability of designated resource lands.
- 17.7.5. Applicant Response: "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 LAM/RD 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."
- 17.7.6. Hearing Examiner Finding: The proposal is consistent with the Kittitas County Comprehensive Plan. The use will not conflict with rural character, requires only rural government services and will not compromise resource lands.
18. Kittitas County CDS finds the application, as conditioned, consistent with KCC 17.60A Conditional Uses, as described above.
19. Consistency with the provisions of the KCC Title 17A, Critical Areas: A review by CDS staff found no critical areas present on the site with the exception of a critical aquifer recharge area. The proposed use is not applicable to critical aquifer recharge requirements as specified in KCC 17A.03.030. As such, the proposal is consistent with KCC Title 17A, Critical Areas.
20. Consistency with the provisions of the KCC Title 14.04, Building Code: Any future buildings must be consistent with International Building Codes.
21. Consistency with the provisions of KCC Title 12, Roads and Bridges: As conditioned, the proposal is consistent with the provisions of KCC Title 12.
22. Consistency with the provisions of KCC Title 20, Fire and Life Safety: As conditioned, the proposal is consistent with the provisions of KCC Title 20.
23. Agency Comments: The following agencies provided comments during the comment period: Washington Department of Ecology (Exhibit #33).
24. Public Comments: Two public comments were received.
25. The proposed project is for a miniature golf course area with a log house on premises, which will include restroom facilities, 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. The subject

parcel is General Commercial in a LAMIRD Type I Zoning with a LAMIRD land use designation.

26. Access: The site is accessed off either Ridgcrest Road or Rockrose Drive and main entrance will be retained off SR 903.
27. The Comprehensive Plan land use designation is Rural Type 1 LAMIRD, and the zoning designation is General Commercial.
28. The proposed use is permitted in this zone with a Conditional Use Permit under “outdoor recreation, bed and breakfast and hotel/motel.” KCC 17.15.070.1.
29. A conditional use permit application (See Exhibit #4) for Roslyn Ridge Mini-Golf (CU-23-00005) was submitted to Kittitas County Community Development Services department on October 26, 2023. The application was deemed incomplete on November 20, 2024. (Exhibit # 27). The application was revised and was deemed complete on January 2, 2024 (See Exhibit #28). The site was posted in accordance with KCC 15A.03.110 on February 9, 2024 (See Exhibit #29).
30. A notice of application (See Exhibit #30) for the Roslyn Ridge mini-golf Conditional Use Permit (CU-23-00005) was mailed and/or emailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcels & applicable agencies. Notice was given to and published in the official newspaper of record for Kittitas County, and notice was posted to the Kittitas County Website on March 26, 2024, all in conformance with the Kittitas County Project Permit Application Process (Title 15A) (See Exhibit #32). The comment period concluded on April 11, 2024.
31. A SEPA checklist was submitted with the conditional use permit application and reviewed concurrently. A mitigated determination of non-significance was issued on May 1, 2024 (Exhibit #40). The appeal period for the SEPA determination ends May 17, 2004, at 5:00 pm, as of the date of this report no appeals have been filed.
32. The proposal is consistent with the goals and policies of the Kittitas County Comprehensive Plan. As referenced above in Section V of this staff report, the following Comprehensive Plan goals and policies apply to this proposal: RR-G9, RP-15, and RR-G30.
33. Grading requirements are subject to the standards outlined in Kittitas County Code Title 14.
34. This proposal, as conditioned, is consistent with the provisions of KCC 17.60A, Conditional Uses.
35. This proposal, as conditioned, is consistent with the provisions of KCC Title 12, Roads and Bridges
36. This proposal, as conditioned, is consistent with the provisions of KCC Title 14 Building and Construction



37. This proposal, as conditioned, is consistent with the provisions of KCC 17A, Critical Areas.
38. This proposal, as conditioned, is consistent with KCC 20, Fire Life and Safety.
39. This proposal, as conditioned, is consistent with KCC Title 17, Zoning.
40. An open record public hearing was held, after legal notice, on May 22, 2024.
41. Appearing and testifying on behalf of the Applicant was Pat Deneen. Mr. Deneen testified that he was an agent authorized to appear and speak on behalf of the property owner and Applicant. Mr. Deneen stated that they agreed with the representations set forth within the staff report and the proposed Conditions of Approval.
42. Mr. Deneen further testified as to the history of the property and provided photographs that were admitted into the record as Exhibit 42.
43. No member of the public testified at the hearing.
44. The following exhibits were admitted into the record:
  - 44.1. Ex. 1 Application
  - 44.2. Ex. 2 Pre-App Meeting Waiver Form
  - 44.3. Ex. 3 Pre-App Waiver Narrative
  - 44.4. Ex. 4 CUP Application
  - 44.5. Ex. 5 SEPA Checklist
  - 44.6. Ex. 6 KCC 17.40 Review and Response
  - 44.7. Ex. 7 KCC 17.60A Review and Response
  - 44.8. Ex. 8 Reference of Application Exhibits
  - 44.9. Ex. 9 Phasing Plan
  - 44.10. Ex. 10 Project Narrative
  - 44.11. Ex. 11 Legal Description
  - 44.12. Ex. 12 Site Plan
  - 44.13. Ex. 13 Vicinity Map
  - 44.14. Ex. 14 Topographic Map
  - 44.15. Ex. 15 Aerial Photo
  - 44.16. Ex. 16 Surrounding Properties Description
  - 44.17. Ex. 17 Traffic Information
  - 44.18. Ex. 18 Noxious Weed List
  - 44.19. Ex. 19 Evergreen Valley Water System
  - 44.20. Ex. 20 Tax Information
  - 44.21. Ex. 21 Noise Impacts
  - 44.22. Ex. 22 Lighting
  - 44.23. Ex. 23 Facilities Description
  - 44.24. Ex. 24 Evergreen Valley Sewer System
  - 44.25. Ex. 25 Rural Character
  - 44.26. Ex. 26 Receipts

- 44.27. Ex. 27 Deemed Incomplete
- 44.28. Ex. 28 Deemed Complete
- 44.29. Ex. 29 Affidavit of Posting
- 44.30. Ex. 30 Notice of Application
- 44.31. Ex. 31 Notice of SEPA Action and Public Hearing Legal
- 44.32. Ex. 32 Affidavit of Mailing and Publication
- 44.33. Ex. 33 Comments Department of Ecology 4-9-24
- 44.34. Ex. 34 Comments Watkins 4-11-24
- 44.35. Ex. 35 Comments Cornell 4-10-24
- 44.36. Ex. 36 Transmittal of Comments
- 44.37. Ex. 37 Preliminary MDNS
- 44.38. Ex. 38 Notice of SEPA Action and Public Hearing Legal
- 44.39. Ex. 39 Affidavit of Mailing and Publication
- 44.40. Ex. 40 Final MDNS
- 44.41. Ex. 41 Staff Report
- 44.42. Ex. 42 Photographs Submitted by the Applicant at the Hearing

- 45. The Kittitas County Hearing Examiner considered all evidence within the record in rendering this decision.
- 46. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

## II. CONCLUSIONS OF LAW

- 1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
- 2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
- 3. Public use and interest will be served by approval of this proposal.
- 4. As conditioned, the proposal is consistent with Kittitas County Code Title 17 Zoning, Title 17A Critical Areas, Title 14 Buildings and Construction, Title 12 Roads and Bridges and Title 20 Fire and Life Safety.
- 5. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

## III. DECISION

Based on the above Findings of Fact and Conclusions of Law, Roslyn Ridge Mini Golf Conditional Use Permit CU-23-00005, is hereby **APPROVED** subject to the following Conditions of Approval.



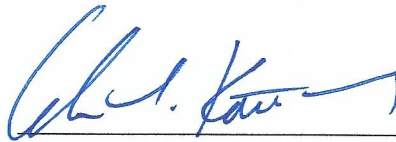
#### IV. CONDITIONS OF APPROVAL

1. The project shall proceed in substantial conformance with the plans and application materials on file with CDS that were received on November 28, 2023 attached as Exhibit A, and subsequent information included in the complete file Exhibit except as amended by the conditions herein.
2. The project shall conform to the SEPA MDNS issued on May 1, 2024
3. An approved access permit shall be required from Kittitas County Public Works prior to creating any new driveway access or altering an existing access.
4. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
5. Any grading over 100 cubic yards of material requires a grading permit through Kittitas County Public Works. Any grading over 500 cubic yards shall be accompanied by an engineered grading plan. All conditions must be met in any approved grading permit.
6. There shall be no parking on any Right-Of-Way or SR 903 at any time.
7. All activities shall comply with the County's Noise Ordinance in KCC 9.45 as stated now or as amended. Any noise that would violate the noise ordinance shall require a noise variance as seen in KCC 9.45.070 as stated now or as amended.
8. All development, design and construction shall comply with International Fire Code requirements and KCC Title 20 Fire and Life Safety. Please contact the Kittitas County Fire Marshal for specific requirements.
9. Accessible parking and route to Accessible space(s) provided with hard surface such as asphalt or concrete shall be required. The parking symbol and signage of Accessibility is required. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building/ pedestrian entrance per WAC 51-50-1106. Wherever practical, the accessible route shall not cross lanes of vehicular traffic. Where crossing traffic lanes as necessary, the route shall be designated and marked as a crosswalk.
10. Verify there is no more than 1:20 slope for the Accessible path from Accessible Parking to the building(s) and all facilities entrances and amenities. Please show path and state the maximum allowed slope on the drawings.
11. All buildings or facilities shall be made Accessible per ANSI A-117; the latest adopted edition. Please show all Accessible features for rooms, counter areas and seating areas where Accessibility is required. Please show precise details such as counter heights, maximum reach distances, door swings, etc. Restrooms shall meet Accessibility with the same level of detail.

12. The applicant shall comply with all local, state and federal regulations at the time of building permit submittal.
13. Owner/applicant must obtain from the Department of Ecology an NPDES Construction Stormwater General Permit if the ground disturbing activities will discharge stormwater off site.
14. Should ground disturbing or other activities related to the proposed project result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology & Historic Preservation (DAHP). Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.
15. Failure to comply with conditions of approval may result in limitation or revocation of the conditional use permit in accordance with KCC 17.60A.100.

Dated this 29 day of May, 2024

KITTITAS COUNTY HEARING EXAMINER



Andrew L. Kottkamp

This Decision is subject to appeal pursuant to the Kittitas County Code and the Revised Code of Washington.