KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
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"Building Partnerships – Building Communities"

STAFF REPORT
The Ranch at Roslyn Ridge Conditional Use Permit
(CU-26-00003)

TO: Kittitas County Hearing Examiner
FROM: Jamey Ayling, Planning Manager
RE: The Ranch at Roslyn Ridge Conditional Use Permit (CU-26-00003)
DATE: October 5, 2026 (Hearing Date)

I. GENERAL INFORMATION

Requested Action: The proposed project is for a campground/guest ranch on two parcels totaling approximately 49.29 acres. The proposal includes development of recreational vehicle parking and camping spaces, short-term cabins, tent camping areas, trails open space, lodge/community and restroom facilities, outdoor gathering areas, parking, internal roads utilities and limited guest-support services such as dining, retail or rental activity and management facilities. The property is zoned Rural Recreation with a Rural Recreation land use designation. The proposed use may be permitted in this zoning designation with a Conditional Use Permit under KCC 17.15.060.

Location: two (2) parcels, #682534, #842534, Section 1, T20 R14, WM in Kittitas County, bearing Assessor's map numbers 20-14-10210-0008, & 20-14-12041-0001. Approximately 3 miles northwest of the Hwy 903 and Bullfrog Road intersection off Hwy 903, 61 Ridgecrest Road, Ronald WA, 98940.

II. SITE INFORMATION

Total Property Size:	49.29 Acres
Number of Lots:	2
Domestic Water:	Evergreen Valley Water System
Sewage Disposal:	Septic
Fire:	Fire District 6 (Ronald)

Site Characteristics:

North: Privately owned forest land.
South: Privately owned land, primarily residential uses; Town of Ronald.
East: Privately owned forest land.
West: Privately owned land, primarily residential uses; Planned Unit Development.

Access: The site is accessed off Patrick's Mine Road and Ridgecrest Drive, approximately 250 feet north of HWY 903.

III. ZONING AND DEVELOPMENT STANDARDS

The subject parcels in this proposal hold a land use designation of *Rural Recreation* and zoning designation of *Rural Recreation*. Campgrounds/guest ranches are allowed in the Rural Recreation zoning designation with a conditional use permit under KCC 17.15.060.1. The conditional use permit criteria are examined in Section VIII "Project Analysis" of this staff report.

IV. ADMINISTRATIVE REVIEW

Deem Complete: A conditional use permit application for Ranch at Roslyn Ridge (CU-26-00003) was submitted to Kittitas County Community Development Services department on June 12, 2026. The application was deemed complete on July 15, 2026. The site was posted in accordance with KCC 15A.03.110 on July 21, 2026.

Notice of Application: A notice of application for The Conditional Use Permit (CU-26-00003) 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 July 30, 2026, all in conformance with the Kittitas County Project Permit Application Process (Title 15A). The comment period concluded on August 13, 2026.

V. COMPREHENSIVE PLAN

RP-14: Uses common in rural areas of Kittitas County enhancing rural character, such as agriculture uses in Lower Kittitas and rural residential uses and recreation uses in Upper Kittitas shall be protected from activities which encumber them.

> *Staff Consistency Statement: The goals and policies for rural lands outlined within the Kittitas County Comprehensive Plan are designed to encourage and protect the types of uses that are characteristic to the rural area and accomplish this by reducing conflicting land uses within rural areas. The proposed project is for a recreational land use in Upper Kittitas County. The proposal intends to develop recreational camp sites and other commercial focused structures on the subject property. The project is being proposed in an area where the primary surrounding uses are residential homes and forest land. The purpose and intent of the subject property zoning designation is "to provide areas where residential development may occur on a low density basis or in residential clusters". CDS staff finds the proposed development works with the established residential development pattern, the purpose and intent of the subject zoning designation, and the siting of the proposed recreational/commercial land use on the subject property would not encumber the established rural residential use of the surrounding neighborhood. The proposed project is consistent with RP-14.*

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

> *Staff Consistency Statement: The proposed project would provide recreation opportunities in Upper Kittitas County by providing recreation focused lodging facilities. "Rural character", as defined in RCW 36.70a.030, refers to the land use patterns established in the county and a focus "…in which open space, the natural landscape, and vegetation predominate over the built environment…" and "…that foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas…". The predominate land use pattern of the surrounding neighborhood is residential. The proposal intends to develop recreational cabins and other commercial focused structures on the subject property. CDS staff finds the proposed project would utilize an abandoned mine site and provide a sustainable economic opportunity without completely converting the natural landscape into a built environment, maintaining rural character. The proposed project is consistent with RR-G28.*

RR-P17: Limit development in rural areas through density requirements that protect and maintain existing rural character, natural open space, critical areas, and recreation areas. Direct rural development to lands that have adequate public services.

Staff Consistency Statement: The proposed project would increase recreational options in Upper Kittitas County, utilizing the evergreen water system and redeveloping a brownfield site preserving natural open space. Staff finds that the project is consistent with the existing land use pattern of the surrounding neighborhood.

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

Staff Consistency Statement: The proposed project would provide additional outdoor recreation opportunities and recreational lodging in Upper Kittitas County. The proposed project is consistent with RR-G26.

RR-P61: Commercial uses proposed for development to service recreational tourists and residents will be permitted in spaces when found to be suitable to surrounding rural areas.

Staff Consistency Statement: The proposed development contains commercial focused structures which would service recreational tourists. The surrounding neighborhood is an established recreational residential development. Staff finds the proposed development consistent with the rural character and established development pattern of the immediate subject neighborhood. The proposed project is consistent with RR-P61.

RR-G14: Provide opportunity for development for recreational purposes which are consistent with rural character and protect public health and safety.

Staff Consistency Statement: The proposed development is for recreational purposes and unlikely to harm public health or safety, the proposed project is consistent with RR-G14.

This application is consistent with the goals, policies, and objectives of the Kittitas County Comprehensive Plan as outlined above.

VI. ENVIRONMENTAL REVIEW

A SEPA checklist was submitted with the conditional use application and processed concurrently using the Optional DNS process under WAC 197-11-355. Comments were received from the public and various agencies. All comments were considered in the SEPA determination. An MDNS was issued on September 15, 2026. No appeals were received during the appeal period.

The proposed project is subject to the provisions of KCC 17A Critical Areas. The Kittitas County COMPAS mapping system shows a type 4 seasonal stream running north to south through the middle of the property. A site visit with CDS staff and Fish and Wildlife confirmed the presence of the stream and will be subject to the 100 foot buffer as provided in KCC 17A.

VII. AGENCY AND PUBLIC COMMENTS

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 the indexed record. The following parties provided comments during the comment period:

Agency Comments: Washington State Department of Natural Resources, Kittitas County Public Health, Kittitas County Public Works, Kittitas PUD, Central Cascades Forest, Washington State Department of Fish & Wildlife,

Washington State Department of Health – Office of Drinking Water, Washington State Department of Transportation. Below is a summary of received comments:

Washington State Department of Natural Resources (DNR):

DNR commented on Forest Practices Application (FPA) requirements for the proposed development.

Applicant Response
Before removing merchantable timber, harvesting or converting forest land, Blue Jay will consult the local DNR forest practices forester and file a forest practices application whenever chapter 76.09 RCW and implementing rules require one.

Staff Response
The associated SEPA MDNS has been conditioned to require the applicant to obtain an FPA from the Washington State Department of Natural Resources for the proposed development if required.

Kittitas County Public Health (KCPH):

KCPH provided comments on the proposed water and septic system and food service establishments.

Applicant Response
"Blue Jay will coordinate drinking-water service with Evergreen Valley and the Department of Health, which administers the relevant Group A public-water requirements. Before a phase is occupied, Blue Jay will provide the County the current service/capacity documentation required by the MDNS and final CUP conditions; it does not represent that a preliminary statement establishes future capacity. WAC 246-290; SEPA MDNS conditions. Blue Jay will submit each proposed wastewater or RV-dumpstation component to the County Environmental Health and Safety LOSS Program and any other responsible authority for the permits, engineering, operation, and disposal approvals that apply. The Company will not install or operate a dump station, on-site sewage system, or sewer connection until the responsible agency approves it. This response is subject to the final project design and applicable health standards. If dining or food service is proposed, Blue Jay will first obtain the required plan-review approval and food-service permit from the responsible public-health authority and will comply with the applicable food-code, water, wastewater, and inspection requirements. No foodservice operation will begin solely because the CUP permits a lodge use."

Staff Response
Staff has conditioned the associated SEPA MDNS to comply with all applicable local, state, and federal codes and regulations.

Kittitas County Public Works (KCPW):

KCPW provided comments on requirements related to access, grading and/or filling, survey, transportation concurrency, floodplain development, and water mitigation/metering.

Applicant Response
Blue Jay will comply with all access permit requirements, road certifications, fire apparatus turnarounds, and no private road will automatically become a public road. Blue Jay will submit a transportation concurrency

application, and concurs that it is not in a mapped floodplain.

Staff Response
Staff has conditioned the associated SEPA MDNS to meet the requirements of Kittitas County Public Works.

Kittitas PUD:
Kittitas PUD stated they do not have facilities near the proposed development.

Applicant Response
No response.

Staff Response
No response.

Central Cascades Forest:
The Nature Conservancy stated The County should evaluate measures to protect access rights, avoid impairment of easements, minimize trespass, and ensure road design, signage, barriers, and access-management measures address trespass concerns.

Applicant Response:
Blue Jay will preserve valid access rights, avoid project design that impairs recorded easements, and coordinate with neighboring owners on verified access concerns. It will implement on-site signage, guest orientation, and access-management measures within the proposed conditional use boundaries to discourage trespass, while recognizing that it cannot impose barriers on or controls on land it does not own. Final road design will be subject to County and, where applicable, WSDOT review; any mitigation condition should identify the affected impact, governing policy, and responsible party. WAC 197-11-660(1); KCC 17.60A.015(4).

Staff Response
Applicant will work with the neighboring land owner to continue to provide legal access however the requested posting of private property boundaries will be up to the landowners to work out who will post where.

City of Roslyn:
City of Roslyn provided comments focusing on HWY 903 and traffic concerns, specifically the need to require a concurrency evaluation and traffic impact analysis.

Applicant Response:
Blue Jay Land Company recognizes this corridor context. It will provide the traffic concurrency information required by Kittitas County for the applicable phases. The current traffic exhibit is expressly preliminary and not a Washington professional engineer stamped traffic analysis; it does not substitute for County review. CUP compatibility must avoid excessive demands on public facilities.

Staff Response

Staff has conditioned the associated SEPA MDNS to require a traffic concurrency report and if determined a traffic impact analysis.

Washington State Department of Fish & Wildlife (WDFW):
WDFW provided comments concerning the project's impact on nearby critical areas, culvert placement, habitat, and motorized trail use and access to adjacent lands not part of the CUP.

Applicant Response:
Blue Jay will prepare a recreation-management plan for the CUP area before the affected recreational facilities are operated, if required by the County or WDFW. The plan will identify authorized trails and uses, seasonal or habitat protections, guest rules, signage, monitoring, and procedures for preventing off-site or unauthorized access. The plan will be consistent with verified critical-areas information and final conditions. KCC 17A; KCC 17.60A.015(4).

Staff Response
Staff has conditioned the associated SEPA MDNS to address critical area buffers.

Washington State Department of Health – Office of Drinking Water (ODW):
ODW provided comments pertaining to the public water system and who would administer the review process.

Applicant Response:
"The application area is represented in the County record as lying within Evergreen Valley Water System's retail service area. Prior to each phase requiring water service or occupancy, Blue Jay will obtain current written service and capacity confirmation from the purveyor and any required approval from the Department of Health; the CUP does not itself create water system capacity or water rights. See SEPA MDNS conditions; KCC 17.60A.015(2), (4)."

Staff Response
Kittitas County Public Health stated in their comment the project will require a Group A water system which would be administered by the Washington State Department of Health. The associated SEPA MDNS has been conditioned to comply with all applicable local, state, and federal codes and regulations.

Washington Department of Transportation –(WSDOT):
WSDOT stated Ridgecrest Drive was not constructed under the 2015 Access Connection Permit, the permit has expired, and the owner must immediately reapply for a new permit.

Applicant Response:
Blue Jay acquired the property in 2021 and will promptly coordinate with WSDOT concerning the expired 2015 access-connection permit identified in WSDOT's comment. Blue Jay will not rely on the expired permit and will submit a new access-connection application if WSDOT requires one. The CUP neither renews a state access permit nor authorizes work in state right-of-way.

Staff Response
Staff has conditioned the MDNS to comply with WSDOT requirements for access.

Public Comments: Kittitas County CDS received 1 comment from the public.

The associated SEPA MDNS includes conditions to address the submitted comments.

VIII. PROJECT ANALYSIS

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 the planning staff's analysis and consistency review for the subject application.

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: RP-14, RR-P17, RR-G26, RR-G28, RR-P61, RR-G14.

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:

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.*

Applicant Response: *"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.*

Staff Response: The subject property is zoned Rural Recreation. Per KCC 17.30.010, the purpose and intent of the Rural Recreation zone "*is to provide areas where residential development may occur on a low density basis or in residential clusters. A primary goal and intent in siting R-R zones will be to promote rural recreation residential development associated with the many natural amenities found within Kittitas County."* The surrounding neighborhood primarily consists of established residential properties. The proposed development is bordered by residences on the south and west sides and forest land to the east and north. CDS staff determined that there is enough evidence in the project materials that the proposed use would not be injurious to public health, peace, or safety and the proposed use would likely not be detrimental or injurious to the character of the surrounding neighborhood. The proposed use is consistent with KCC 17.60A.015(1).

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*

a. *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*
b. *The applicant shall provide such facilities; or*
c. *The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.*

Applicant Response: *"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.."*

Staff Response: Staff finds the proposal will not be unreasonably detrimental to the economic welfare of the county and will not create excessive public cost for facilities or services. The proposed use is consistent with KCC 17.60A.015(2).

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.*

Applicant Response: *"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."*

Staff Response: Kittitas County Code requires any building or structure to comply with the current adopted version of the International Building and Fire Code, as well as compliance with the Kittitas County Road Standards. The proposed use is consistent with KCC 17.60A.015(3).

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

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 additional lodging and recreational uses on site, will reduce the recreational pressure and the existing environmental impact in the area."*

Staff Response: The associated SEPA MDNS has been conditioned to mitigate potential environmental impacts associated with the proposed development. The proposed use is consistent with KCC 17.60A.015(4).

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

Applicant Response: *"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."*

Staff Response: The proposed development is bordered by residences on the western Boundary, and will fit the character of the resort style community. The proposed use is consistent with KCC 17.60A.015(5).

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

Applicant Response: *"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.."*

Staff Response: The subject property is zoned Rural Recreation. Per KCC 17.30.010, the purpose and intent of the Rural Recreation zone "is to provide areas where residential development may occur on a low density basis or in residential clusters. A primary goal and intent in siting R-R zones will be to promote rural recreation residential development associated with the many natural amenities found within Kittitas County." The surrounding neighborhood primarily consists of established residential properties. While campgrounds/guest ranches may be permitted in the Rural Recreation zone via a conditional use permit, the primary focus of the Rural Recreation zoning designation is to promote residential development on a low-density basis. Staff finds the proposed use will likely not impact the residential neighborhood character and compliment the community. The proposed use is consistent with KCC 17.60A.015(6).

7. For conditional uses outside of Urban Growth Areas, the proposed use:
- *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;*
- *b. Preserves "rural character" as defined in the Growth Management Act*
- *c. Requires only rural government services; and*
- *d. Does not compromise the long-term viability of designated resource lands.*

Applicant 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."*

Staff Response: The proposal is consistent with some but not all components of the Kittitas County Comprehensive Plan, as described above in section "V". The proposed use requires only rural government services and will not compromise the long-term viability of resource lands. The proposed use is consistent with KCC 17.60A.015(7).

Staff Conclusions: Kittitas County CDS finds the application to be consistent with KCC 17.60A Conditional Uses, as described above.

Consistency with the provisions of the KCC Title 17A, Critical Areas:
As conditioned by the associated SEPA MDNS, the proposal is consistent with KCC Title 17A Critical Areas.

Consistency with the provisions of the KCC Title 14.04, Building Code:
Any future buildings must be consistent with International Building Codes.

Consistency with the provisions of KCC Title 12, Roads and Bridges:
As conditioned by the associated SEPA MDNS, the proposal is consistent with the provisions of KCC Title 12.

Consistency with the provisions of KCC Title 20, Fire and Life Safety:
As conditioned by the associated SEPA MDNS, the proposal is consistent with the provisions of KCC Title 20.

Agency Comments:
The following agencies provided comments during the comment period: Washington State Department of Natural Resources, City of Roslyn, Kittitas County Public Health, Kittitas County Public Works, Kittitas PUD, Central Cascades Forest, Washington State Department of Fish & Wildlife, , Washington State Department of Health – Office of Drinking Water, Washington State Department of Transportation.

Public Comments: Kittitas County CDS received 1 comments from the public.

IX. Findings of Fact

1. The proposed project is for a campground/guest ranch on four parcels totaling approximately 9.97 acres. The proposal includes development of approximately 30 cabins, a lodge, parking, and associated infrastructure. The property is zoned Rural Recreation with a Rural Recreation land use designation. The proposed use may be permitted in this zoning designation with a Conditional Use Permit under KCC 17.15.060.

2. Site Information:

Total Property Size:	49.29 Acres
Number of Lots:	2
Domestic Water:	Evergreen Valley Water System
Sewage Disposal:	Septic
Fire:	Fire District 6 (Ronald)

3. Site Characteristics:

North: Privately owned forest land.
South: Privately owned land, primarily residential uses; Town of Ronald.
East: Privately owned forest land.
West: Privately owned land, primarily residential uses; Planned Unit Development..

4. Access: The site is accessed off Ridgecrest Road, and Patrick's Mine Road approximately 250 north of HWY 903.

5. The Comprehensive Plan land use designation is Rural Recreation, and the zoning designation is Recreation.

6. The proposed use is permitted in this zone with a Conditional Use Permit under KCC 17.15.060.1.

7. A conditional use permit application for Ranch at Roslyn Ridge (CU-26-00003) was submitted to Kittitas County Community Development Services department on June 12, 2026. The application was deemed complete on July 15, 2026. The site was posted in accordance with KCC 15A.03.110 on July 21, 2026.

8. A notice of application for The Conditional Use Permit (CU-26-00003) 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 July 30, 2026, all in conformance with the Kittitas County Project Permit Application Process (Title 15A). The comment period concluded on August 13, 2026.

9. A SEPA checklist was submitted with the conditional use application and processed concurrently using the Optional DNS process under WAC 197-11-355. Comments were received from the public and various agencies. All comments were considered in the SEPA determination. An MDNS was issued on September 15, 2026. No appeals were received during the appeal period.

10. As referenced above in Section V of this staff report, this proposal is consistent with the following goals and policies of the Kittitas County Comprehensive Plan: RR-G26, RP-14, RR-P17, RR-G28, RR-P61, RR-G14.

11. The following agencies provided comments during the comment period: Washington State Department of Natural Resources, Kittitas County Public Health, Kittitas County Public Works, Kittitas PUD, Central Cascades Forest, Washington State Department of Fish & Wildlife, Washington State Department of Health – Office of Drinking Water, Washington State Department of Transportation.

12. Kittitas County CDS received 1 comment from the public.

13. This proposal is consistent with the provisions of KCC 17.60A, Conditional Uses:

14. This proposal, as conditioned by the associated SEPA MDNS, is consistent with the provisions of KCC Title 12, Roads and Bridges

15. This proposal, as conditioned by the associated SEPA MDNS, is consistent with the provisions of KCC Title 14 Building and Construction

16. This proposal, as conditioned by the associated SEPA MDNS, is consistent with the provisions of KCC 17A, Critical Areas.

17. This proposal, as conditioned by the associated SEPA MDNS, is consistent with KCC 20, Fire Life and Safety.

18. This proposal is consistent with KCC Title 17, Zoning.

X. Conclusions:

1. The proposed development meets the goals, policies, and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.

2. As conditioned by the associated SEPA MDNS, this proposal is consistent with applicable state and federal laws and regulations.

3. Public use and interest will be served by approval of this proposal.

4. As conditioned, the proposal is consistent with Title 17A Critical Areas, Title 14 Buildings and Construction, Title 12 Roads and Bridges and Title 20 Fire and Life Safety.

5. The proposal is consistent with KCC Title 17, Zoning.

XI. Recommendation:

Kittitas County recommends ***approval*** of the Ranch at Roslyn Ridge Conditional Use permit CU-26-00003 based on the above staff analysis, findings of fact, and conclusions with the following 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 June 12, 2026, and subsequent information included in the complete file index except as amended by the conditions herein.

2. Compliance with the Mitigation measures required in the Mitigated Determination of Non Significance issued on September 15, 2026 file number SE-26-00007.

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. 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.

6. 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.

7. The applicant shall adhere to all lighting, runoff, sign, and right-of-way requirements set fort by the Washington State Dept. of Transportation (WSDOT).

8. The applicant shall adhere to all stormwater discharge, pollution prevention, and water rights requirements set forth by the Washington State Dept. of Ecology (WSDOE).

9. If merchantable timber is harvested at any point during this project, the applicant shall obtain a Forest Practices Application (FPA) from the Washington State Dept. of Natural Resources (DNR).

10. 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.