



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: Roslyn Ridge West, (PD-24-00001), (SE-24-00015), (SP-24-00005) & (TD-24-00001 Blue Jay Land Company)

NOTIFICATION OF: Notice of Application

NOTIFICATION MAIL DATE: June 20, 2024

I certify that the following documentation:

- Notice of Application for Roslyn Ridge West PUD, SEPA, Short Plat & Transfer of Development Rights Application

has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

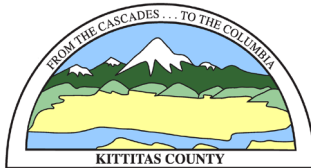
Bradley Gasawski
Planner I
County of Kittitas
State of Washington

Subscribed and sworn to before me this 20th day of June, 2024



Steph Mifflin
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: 12.23.25



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"Building Partnerships – Building Communities"

NOTICE OF APPLICATION

Notice of Application: June 20, 2024
Application Received: March 26, 2024
Application Complete: May 23, 2024

Project Name (File Number): Roslyn Ridge West Planned Unit Development (PD-24-00001), with associated Short Plat (SP-24-00004), SEPA (SE-24-00015) and Blue Jay Land Company Transfer of Development Rights (TD-24-0000).

Applicant: Pat Deneen, Blue Jay Land Company (applicant)

Location: Parcels 950570, 950581, 950582, 950583, 950584, 950585, 950586, 950587, 950588, 950589, 950590, 950591, 950592, 950593, 950594, 950595, 950596, 950597, 950598, 950761, 950762, 171934, 12065, 20202, located off State Route 903 approximately 3.6 miles northwest of the intersection of State Highway 903 and Bull Frog Road, northwest of Roslyn, WA in SEC 1 TWP 20 RGE 14; PTN NW1/4, SEC 1 TWP 20 RGE 14; PTN SW1/4, a portion of PTN SW1/4 SEC 01 & PTN NW1/4 SEC 12 and SEC 12, TWP 20, RGE 14 in Kittitas County.

Proposal: The application is a rezone to a Planned Unit Development and includes a 2 lot Short Plat on approximately 164.32 acres that are currently zoned Rural Recreation. The project is designed and planned to include 61 single family housing sites over approximately 67.41 acres. The remaining open space is for proposed natural areas and recreation such as hiking & motorized trail use. The project is proposed to be developed in 6 phases over a 20-year period.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> by navigating to "Rezoning", and "PD-24-00001." Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **July 22, 2024**. Any person has the right to comment on the application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety.

Environmental Review (SEPA): The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning and the Fire Code.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner after the SEPA environmental threshold determination has been issued. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

Required Permits: Rezone, Short Plat, SEPA, Transfer of Development Rights

Designated Permit Coordinator (staff contact): Bradley Gasawski (509) 962-7539; email at bradley.gasawski@co.kittitas.wa.us

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EL CAJON, CA 92021-4058

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STEPHENS, KERI L & STACY L
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SEATTLE, WA 98115-2942

BLUE JAY LAND COMPANY LLC
304 W 1ST ST
CLE ELUM, WA 98922-1074

TRESCASES, NICOLAS &
HEATHER
15303 SE 49TH ST
BELLEVUE, WA 98006-3648

THE CANDACE M SEVERSON REV
LIVING TRUST
36815 5TH AVE SW
FEDERAL WAY, WA 98023-7345

DIXON, DONNELL & SAMANTHA
209 6TH ST
SNOHOMISH, WA 98290-2505

MOORE, PAUL
5322 RIDGE DR NE
TACOMA, WA 98422-1544

TURPEN, STEVEN E ETUX
PO BOX 326
RONALD, WA 98940-0326

CAMERON, CRAIG E TRUSTEE
432 MELISSA ST
RICHLAND, WA 99352-8724

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14621 SE 267TH ST
KENT, WA 98042

HODGES, ANDREA & JARRELL
14928 133RD AVE SE
RENTON, WA 98058-2861

THOMPSON, JEFFREY &
BRONWYN
17910 158TH PL SE
RENTON, WA 98058-9125

BOHRER, STEVEN
17126 TALBOT RD
EDMONDS, WA 98026-5057

ROARK, KELLY B
12426 NE 136TH PL
KIRKLAND, WA 98034-2266

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785 WILDWOOD BLVD SW
ISSAQUAH, WA 98027

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P O BOX 1483
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11702 HUNTER LN NW
GIG HARBOR, WA 98332-7854

BLAINE, MICHAEL E & SANDRA J
620 LUPINE DR E
MOSES LAKE, WA 98832-9147

ROSLYN RIDGE RECREATION LLC
304 W 1ST STREET
CLE ELUM, WA 98922

CHESHIRE, TERRY L & HELEN
7207 201ST ST SE
SNOHOMISH, WA 98296-5127

TSELIOS, STEVEN & ANGELINA
14824 18TH CT SE
MILL CREEK, WA 98012-8207

NEMETH, TIMOTHY S
17913 22ND STREET CT E
LAKE TAPPS, WA 98391-6455

STEWART, RYAN W & JENNIFER K
11320 N LAKESHORE DR
LAKE STEVENS, WA 98258-9418

MICHEL, KELLY
22431 NE 39TH WAY
REDMOND, WA 98053-3386

CENTRAL CASCADES FOREST
LLC
74 WALL STREET
SEATTLE, WA 98121-1320

RIDGE BASECAMP RENTAL LLC
5916 MERIDIAN AVE N
SEATTLE, WA 98103-5743

BFP HOLDINGS LLC
304 W 1ST ST
CLE ELUM, WA 98922

WANAKA, MICHAEL & CRISTINA
SAHAGUN
550 ALOHA ST APT 404
SEATTLE, WA 98109-3954

SCHAUSS, JULIE E ET VIR
11830 44TH DR SE
EVERETT, WA 98208

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PO BOX 532
RONALD, WA 98940

CROCKER, PHILIP J &
8557 HUNTS POINT LN
HUNTS POINT, WA 98004-1102

CARLSON, ANGELA
619 8TH AVE S
EDMONDS, WA 98020-3413

ANDERSON, ANDREW M & JULIE
D
13607 17TH AVE SW
BURIEN, WA 98166-1042

MOODY, OLIVIA
15721 SPANAWAY LOOP RD S
SPANAWAY, WA 98387

SEHMEL, WILLIAM C
160 CLEARWATER LOOP #1
RONALD, WA 98940

BISE, MARCIA EMIKO & LESLIE
ISAMU
32221 194TH AVE SE
KENT, WA 98042-9730

TERRANA, CARMELO M
22515 6TH AVE S UNIT 201
DES MOINES, WA 98198

HOUGE, TRACY R ETVIR
14925 79TH DR SE
SNOHOMISH, WA 98290-8696

SCHWARTZENBERGER, DENNIS
ETUX
20106 SE 210TH ST
MAPLE VALLEY, WA 98038

AYERS, DONALD K &
1605 TURNER ST
RICHLAND, WA 99352-2821

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PO BOX 1398
RONALD, WA 98940-1398

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24225 111TH AVE SE
KENT, WA 98030-4937

OUTLIER INVESTMENTS LLC
3216 163RD ST E
TACOMA, WA 98446-1435

KENNEDY LIVING TRUST
PO BOX 111
RONALD, WA 98940-0111

SCHIEMER, RANDY & LISA
PO BOX 229
KENDRICK, ID 83537

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19716 82ND STREET CT E
SUMNER, WA 98391-6307

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1512 NE 190TH ST
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TALO INVESTMENTS LLC
6114 148TH PL SW
EDMONDS, WA 98026-4117

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ZILLAH, WA 98953-9335

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9711 NE 204TH PL
BOTHHELL, WA 98011-2342

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JOHN
1148 SW SHOREBROOK DR
NORMANDY PARK, WA 98166-
3644

THOMAS, MICHAEL W &
ELIZABETH D
4136 SW HOLDEN ST
SEATTLE, WA 98136-2150

AMOS, GREGORY & LESLIE
1833 243RD ST SW
BOTHHELL, WA 98021-9284

THOMAS, CHRISTOPHER M
21804 NE WOODINVILLE DUVALL
RD
WOODINVILLE, WA 98077-4918

COCKTAILS & CAMPFIRES LLC
16418 167TH AVE NE
WOODINVILLE, WA 98072-8996

LEWIS, DANIEL M & REBECCA L
18948 84TH PL NE
BOTHELL, WA 98011-3345

RIISE, SCOTT & CHERYL
UNIT 7900 BOX 725
DPO, AE 09213-0725

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ENUMCLAW, WA 98022-9312

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110 W 6TH AVE PMB 141
ELLENSBURG, WA 98926-3106

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1108 1/2 ALKI AVE SW
SEATTLE, WA 98116-1809

SKG LLC
13608 CANNERY WAY
SUMNER, WA 98390-1535

SEVEN HILLS HOLDINGS LLC
701 5TH AVE STE 4200
SEATTLE, WA 98104-7047

REEFF, DANETTE M
530 MOHICAN RD
CAROL STREAM, IL 60188-1564

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1728 106TH AVE CT E
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EATONVILLE, WA 98328

THE MORTIMER FAMILY LIVING
TRUST
235 BROADWAY UNIT 640
TACOMA, WA 98402

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36410 SE ISLEY ST
SNOQUALMIE, WA 98065-8983

KOSTENKO, BRIAN
1550 SE SPRUCE RD
PORT ORCHARD, WA 98367-8738

10300 CLE ELUM LLC
6523 CALIFORNIA AVE SW #131
SEATTLE, WA 98136-1562

S&C BELL PROPERTIES LLC
28828 224TH AVE SE
BLACK DIAMOND, WA 98010-
1253

THOMSON, KANDIE R TRUSTEE
PO BOX 1287
SUMNER, WA 98390

KNAPP, JAY ETUX
11610 SE 62ND ST
BELLEVUE, WA 98006

WOODED BLISS LLC
10907 34TH PL NE
LAKE STEVENS, WA 98258-8153

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19511 126TH ST E
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B&G CHANDLER INC
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SAMMAMISH, WA 98074-3346

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AUBURN, WA 98001-2619

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SEATTLE, WA 98119-2526

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17126 TALBOT RD
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LAKE TAPPS, WA 98391-6748

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34200 SE VAUGHAN ST
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SATUSHEK, EDWARD & BARBARA
3137 CHERRYWOOD AVE
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WIDE OPEN PROPERTIES LLC
11423 160TH CT NE
REDMOND, WA 98052-2634

MCMANEMY, DANA L & JEFFERY A
897 SPAULDING CIR
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MCCALL, ID 83638-1885

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GIG HARBOR, WA 98329-8712

BARBANO, ANDREA R &
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CAMANO ISLAND, WA 98282-
8328

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1457 130TH AVE NE
BELLEVUE, WA 98005-2253

141 PAINTBRUSH LLC
8 CASCADE KEY
BELLEVUE, WA 98006-1002

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2816 202ND ST SE
BOTHELL, WA 98012-3605

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GRAHAM, WA 98338-7376

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17212 SE 63RD LN
BELLEVUE, WA 98006-5715

AUFFANT, ROBERT A & RACHEL M
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BELLEVUE, WA 98006-5915

MUDGE, KATHRYN D ET VIR
3728 122ND PL SE
EVERETT, WA 98208

PORTER, MORGAN & NICOLE
14003 122ND AVE E
PUYALLUP, WA 98374-4712

POSTON, TYLER
22405 5TH PL W
BOTHELL, WA 98021-9709

LOSS, JAMES E ET UX TRUSTEES
1646 LUCCA LN
RICHLAND, WA 99352

BRETZ, CALVIN L & TERESA K
18520 SE 380TH ST
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TRUJILLO, JASON LEE & KAREN
MARIE
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SELAH, WA 98942

ASHBY, CURTIS & GIOVANA
6713 127TH PL SE
SNOHOMISH, WA 98296-8651

SUNCADIA RESORT LLC
11777 SAN VICENTE BLVD STE
900
LOS ANGELES, CA 90049-5084

KEPPLER, KIRK & JONI
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SEATTLE, WA 98136-2535

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5873

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MATTHEW J TAYLOR ESTATE
DISCLAIMER TRUST
21125 SNAG ISLAND DR E
LAKE TAPPS, WA 98391-8704

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13715 33RD DR SE
MILL CREEK, WA 98012-4662

ROSLYN MOUNTAINSIDE
COTTAGE, LLC
4216 70TH AVENUE CT NW
SEATTLE, WA 98335

BARNETT, MICHAEL F
25363 237TH PL SE
MAPLE VALLEY, WA 98038-8331

ANDERSON, DANA
14815 61ST DR SE
SNOHOMISH, WA 98296-4221

ULSH FAMILY LIVING TRUST
1088 MANITO DR
FOX ISLAND, WA 98333-9505

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1641 NAGLE PL APT P19
SEATTLE, WA 98122-7800

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EVANS, GREG W & LYNN M
14707 205TH AVE SE
RENTON, WA 98059-8929

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M
11223 29TH ST SE
LAKE STEVENS, WA 98258-5638

STOCKERT, JUSTIN T & NICOLE
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DREWER, PHILLIP & LYNNE
4747 DELRIDGE WAY SW
SEATTLE, WA 98106-1330

PRECISION NORTHWEST
CONSTRUCTION LLC
4227 S MERIDIAN STE C PMB 386
PUYALLUP, WA 98373

CAMP CHAOS LLC
10317 206TH AVE NE
REDMOND, WA 98053-5111

DK PROFESSIONAL
CONSULTANTS INC
304 W 1ST ST
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EVA
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3675

STEINMAN, RICK E ETUX
5369 TAPPS DR E
SUMNER, WA 98390

STERN, ERIN
8248 NE 143RD PL
KIRKLAND, WA 98034-5032

ALLEN, BOBBIE & MICHAEL
5428 16TH AVE SW
SEATTLE, WA 98106

GRAVES, MARCELLE &
ALEXANDER
4575 35TH AVE W
SEATTLE, WA 98199

PINELOCH NESS LLC
1639 S WELLER ST
SEATTLE, WA 98144-2124

STAFFORD, PHILIP J & LORETTA
9475 WINDHAM HEIGHTS CT
LAS VEGAS, NV 89139

HITE, DONALD R ETUX
5603 EVERGREEN LOOP NE
AUBURN, WA 98092

GILL, MEGAN L
27827 105TH AVE SE
KENT, WA 98030-5388

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16711 SE 46TH ST
BELLEVUE, WA 98006-8926

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NORRIS RIVER ROCK LLC
16205 SE 28TH PL
BELLEVUE, WA 98008-5601

SCHATZ, MARK WILIAM
6053 NE 135TH ST
KIRKLAND, WA 98034-1625

SUN SEEKERS LODGE LLC
10040 NE 28TH PL
BELLEVUE, WA 98004-1940

STAGNARO LIVING TRUST
655 S ORCAS ST BLDG O #216
SEATTLE, WA 98108-2648

HOANG, VIET
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SEATTLE, WA 98119-2020

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TACOMA, WA 98406-7607

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SHANNON M
11808 INGRAHAM RD
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L
4735 229TH PL SE
SAMMAMISH, WA 98075-7239

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NEWCASTLE, WA 98056-4302

CICCARELLI, VINCENT
2600 2ND AVE APT 602
SEATTLE, WA 98121

SCHIEMER, JOSEPH
PO BOX 1409
RONALD, WA 98940-1409

WINSLOW, BRET & DAWN
7849 E HEMLOCK ST
PORT ORCHARD, WA 98366-8666

DUERR, TRISTYN
1901 120TH PL SUITE 103
EVERETT, WA 98103

CLARK, BRIAN I
PO BOX 1522
RONALD, WA 98940-0016

WHITE, JEFF K
PO BOX 53005
BELLEVUE, WA 98015-3005

KELLY, RICHARD ETUX
13127 NE 31ST PL
BELLEVUE, WA 98005

CROW, WILLIAM M & KELLY A &
2719 NE 77TH ST
SEATTLE, WA 98115-4647

AMDUR, DANIEL & ANGELA
2305 N 38TH ST
SEATTLE, WA 98103-8403

HATLEN, DAVID ETUX
23 W NEWELL
SEATTLE, WA 98119

MERCURI, MARC EDWARD &
KATHRYN JANE
15013 97TH CT NE
BOTHELL, WA 98011-7259

MCDANIELS, JOANNE
602 5TH ST APT 1003
KIRKLAND, WA 98033-5672

FOX, MARTIN J ETUX
PO BOX 569
ROSLYN, WA 98941

RUBIN, SCOTT D & HOLLIE D
2779 PERRY CT
ENUMCLAW, WA 98022-2375

HILL, JAMES GRECO & JUDITH
ANN
170 MAYWOOD LN
RONALD, WA 98940

MUTHUSAMY, DINESH
2116 245TH AVE SE
SAMMAMISH, WA 98075-6039

ANKROM, JAMES E & DONNA A
3511 132ND AVE SE
SNOHOMISH, WA 98290-4794

KRAUSS, CARL EDWARD & KATIE
MELISSA JAMES
23119 14TH PL W
BOTHELL, WA 98021-9137

MCHUGH, BRAD & KATHLEEN
10607 NE 110TH ST
KIRKLAND, WA 98033-4440

MANGAN, SHANE PATRICK &
EILEEN KELLY
8119 119TH STREET E
PUYALLUP, WA 98373

SIERS, PHILIP A & SHAWN H
2015 142ND PL SW
LYNNWOOD, WA 98987

LAPSANSKY, JOHN M & BETH
ALICE
18009 JAMES ST
SNOHOMISH, WA 98296-8355

LUCKENBACH, NICOLE LEE
8919 2ND PL SE
LAKE STEVENS, WA 98258-6659

AULT FAMILY TRUST
5218 ERSKINE WAY SW
SEATTLE, WA 98136-1140

MCNEES, SCOTT JASON & KELLI
MAIRE
4002 NE LOOKOUT LN
POULSBO, WA 98370-8872

ALAN L JONES & PAULA B JONES
REVOCABLE LIV TRUST
32911 46TH CT SW
FEDERAL WAY, WA 98023-3216

WAGNER, JOSEPH & ANNE
MARIE
2441 278TH CT SE
SAMMAMISH, WA 98075-4111

HANSEN, TROY M ETUX
608 WALNUT ST
SULTAN, WA 98294

GORDON E & JANET S
MORESHEAD FAMILY REV TRUST
PO BOX 1492
RONALD, WA 98940

POLIK, ROBERT & ANDREA
3528 W LAWTON CIR
SEATTLE, WA 98199-1158

TRAVERSO, BETH E & MARK T
PO BOX 1358
FALL CITY, WA 98024-1358

PREUGSCHAT, MEGHAN &
COREY
206 159TH ST E
MILL CREEK, WA 98012-6333

COLLINS, JOANNA & SEAN
6610 57TH AVE NE
SEATTLE, WA 98115-7833

THE RKCK LIVING TRUST
PO BOX 1428
RONALD, WA 98940-1428

LARSEN, ERIC T & SOONYUNG T
18909 131ST STREET CT E
BONNEY LAKE, WA 98391

BORN, KYLE BRENT
6337 NE 61ST ST
SEATTLE, WA 98115

LORUSSO, TOM
2431 240TH ST SE
BOTHELL, WA 98021-9535

DUARTE, RICHARD PAUL
231 CLEARWATER LOOP UNIT 4
RONALD, WA 98940-0227

PAPANASTASIOU, KONSANTINOS
6529 25TH AVE NE APT C
SEATTLE, WA 98115-7163

VOSSMAN, ERIK & KIMBERLY
6776 MONTEVISTA DR SE
AUBURN, WA 98092-8222

ANDREWS, SCOTT & MEGAN
22829 ECHO LAKE RD
SNOHOMISH, WA 98296-3961

GRAVES, STEVEN E
2159 10TH AVE W
SEATTLE, WA 98119-2844

AMA TRUST
PO BOX 447
ROSLYN, WA 98941

WAGNER, KARLA J
21108 SR 410 E
BONNEY LAKE, WA 98391-8788

GEHA, JEFF
4429 149TH PL SW
LYNNWOOD, WA 98087-2243

THOMPSON, DAVID E &
ELIZABETH L
17833 236TH PL NE
WOODINVILLE, WA 98077

JOHNSON, KEITH & KRISTA
15225 67TH AVE SE
SNOHOMISH, WA 98296-4279

BUSH FAMILY TRUST
1329 177TH AVE NE
BELLEVUE, WA 98008-3207

LAPOINTE, MANDI LEE
22003 SE 269TH PL
MAPLE VALLEY, WA 98038-7426

MARSHALEK, JOSHUA & NICOLE
2111 6TH PL
SNOHOMISH, WA 98290

JOSHEE, ABIRAL & BIPASANA
2402 W ARMOUR ST
SEATTLE, WA 98199-2833

HUBER, ERIK DERKE & CAMBRIA
MCKENZIE
2212 QUEEN ANNE AVE N APT
281
SEATTLE, WA 98109-2312

ANDREW & ELIZABETH SONGER
REV LIV TRUST
12619 NE 80TH ST
KIRKLAND, WA 98033-8211

510 PAINTBRUSH LLC
4612 FOSTER PL NE
TACOMA, WA 98422-1603

ASHTIANI, BABAK N
20917 SE 7TH PL
SAMMAMISH, WA 98074-7360

PRUETT, ETHAN M & JENNIFER
14233 183RD AVE SE
RENTON, WA 98059-7652

SMITH, KEITH W & DARLA J
5824 OVERLOOK AVE NE
TACOMA, WA 98422-1435

CHONZENA, GARY W
PO BOX 522
RONALD, WA 98940-0441

SCHUBERT, LANDY D ETUX
39524 200TH AVE SE
AUBURN, WA 98092

RUSSI, TROY DEAN
3 N SALMON BEACH
TACOMA, WA 98407-2216

DLVJ ROSLYN RIDGE LLC
2609 NW 97TH ST
SEATTLE, WA 98117-2554

RUTT, JACOB ARTHUR
PO BOX 131
RONALD, WA 98940

YONAN, JASON
100 CLEARWATER LOOP UNIT 2
RONALD, WA 98940

MANGAN, KELLEN
4705 LACEY BLVD SE STE B
LACEY, WA 98503-5712

BARNES, MATTHEW HARLAN
12702 470TH AVE SE
NORTH BEND, WA 98045-8819

BARNES, MATTHEW
12702 470TH AVE SE
NORTH BEND, WA 98045-8819

LYNN, JOHN R ETUX &
3203 218TH AVE SE
SAMMAMISH, WA 98075

BRADSHAW, ROBERT D
5743 SEALAWN AVE NE
TACOMA, WA 98422-1446

STERNARD, ERICA K & JOSEPH N
1001 23RD AVE SW
PUYALLUP, WA 98371-7391

VILLAR FAMILY LIVING TRUST
610 151ST PL SW
LYNNWOOD, WA 98087-2624

SEATTLE STRONG KIDS LLC
PO BOX 1094
BELLEVUE, WA 98009-1094

THORSLAND, AMY LEE
9611 S 206TH PL
KENT, WA 98031-1415

SYDENHAM, MARK & LINDSAY
6729 124TH PL SE
SNOHOMISH, WA 98926-8649

CARPMAIL, STEVE & RACHEL
ANN
10334 KOPACHUCK DR NW
GIG HARBOR, WA 98335-5968

HAYWOOD, JEFFREY S & TAMARA
R
216 34TH AVE NW
GIG HARBOR, WA 98335-7882

TREUHART, ALAINA
17304 STATE ROUTE 9 SE
SNOHOMISH, WA 98296-8396

IWEN, MELINDA E
3842 46TH AVE NE
SEATTLE, WA 98105-5220

BORDE, MANISH
9221 126TH AVE NE
KIRKLAND, WA 98033-5901

ZLATEFF, MATTHEW ETUX
9980 SE 38TH ST
MERCER ISLAND, WA 98040-
3772

BUSEY, JOSHUA & STACEY
115 LYLE LOOP
SELAH, WA 98942-8874

PETERS, CARL M & JAYNI
7204 125TH AVE SE
SNOHOMISH, WA 98290-6264

POP, CRISTIAN IULIU & IOANA
ROMELIA
7602 142ND AVE NE
REDMOND, WA 98052

WARREN, RANDY ETUX
PO BOX 1953
WOODINVILLE, WA 98072

State & Federal Agencies	WA State Department of Health	russell.mau@doh.wa.gov	
	Department of Ecology	brietta.carter@doh.wa.gov	(Add this and SPUD (below) only if in Snoqualmie Pass Area)
		tebu461@ecy.wa.gov	
		lowh461@ECY.WA.GOV	
		FormerOrchards@ecy.wa.gov	
		wendy.neet@ecy.wa.gov	
		crosepa@ecy.wa.gov	
		rand461@ECY.WA.GOV	
	WA Dept. Fish and Wildlife	Scott.Downes@dfw.wa.gov	
		Jennifer.Nelson@dfw.wa.gov	
State & Federal Agencies	WA Dept. of Natural Resources	rivers@dnr.wa.gov	
		luke.warthen@dnr.wa.gov	
		SEPACENTER@dnr.wa.gov	
		MARTIN.MAUNEY@dnr.wa.gov	
		Amanda.Moody@dnr.wa.gov	
	Bureau of Reclamation 1917 Marsh Road Yakima, WA 98901	lhendrix@usbr.gov	(mailed)
	Washington State Parks PO Box 42650 Olympia, WA 98504-2650	ken.graham@parks.wa.gov	(mailed)
	Bureau of Land Management 915 N. Walla Wall Wenatchee, WA 98801		(mailed)
			(mailed)
	Forest Service Army Corps of Engineers	kimberly.larned@usda.gov	
State & Federal Agencies		Deborah.j.knaub@usace.army.mil	
		Jenae.N.Churchill@usace.army.mil	
	Washington State DOT	Jacob.Prilucik@wsdot.wa.gov	
		SCPlanning@wsdot.wa.gov	
		AviationLandUse@wsdot.wa.gov	
State & Federal Agencies	Bonneville Power Administration	CMOlcese@bpa.gov	
		vlconnell@bpa.gov	

Additional Contacts	Puget Sound Energy James E Brooks Library Brookside Consulting - Allison Kimball Northern Kittitas County Tribune Daily Record Northwest Training Range Complex Yakima Training Center Kittitas Valley Healthcare Attn: CEO 603 S. Chestnut Street Ellensburg, WA 98926	rightofway@pse.com Dylan.Marcus@pse.com jorgenja@cwu.edu nelmsk@cwu.edu brooksideconsulting@gmail.com tribune@nkctribune.com terry@nkctribune.com snutt@kvnews.com legals@kvnews.com Kimberly.peacher@navy.mil Robert.d.bright10.civ@army.mil mark.a.gradwohl.civ@mail.mil	(mailed)
Fire District (Paste from List)	KCFD #6 (Lake Cle Elum) PO Box 328 Ronald, WA 98940 DNR (Southeast Region) 713 Bowers Road Ellensburg, WA 98926		
Irrigation District Options			
School District (Paste from list)	Cle Elum- Roslyn School District 404	robertsb@cersd.org communityrelations@cersd.org	
	City of Roslyn	roslyn@inlandnet.com planner@ci.roslyn.wa.us publicworks@ci.roslyn.wa.us	

Neighboring
City (if
applicable)

Bradley Gasawski

From: Bradley Gasawski
Sent: Thursday, June 20, 2024 8:35 AM
To: noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; connor.armi.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; russell.mau@doh.wa.gov; brietta.carter@doh.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@ecy.wa.gov; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Amanda.Moody@dnr.wa.gov; lhendrix@usbr.gov; ken.graham@parks.wa.gov; kimberly.larned@usda.gov; Deborah.j.knaub@usace.army.mil; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; vlconnell@bpa.gov; rightofway@pse.com; Dylan.Marcus@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; snutt@kvnews.com; legals@kvnews.com; Kimberly.peacher@navy.mil; Robert.d.bright10.civ@army.mil; mark.a.gradwohl.civ@mail.mil; robertsb@cersd.org; communityrelations@cersd.org; roslyn@inlandnet.com; planner@ci.roslyn.wa.us; publicworks@ci.roslyn.wa.us
Cc: Jamey Ayling; Bradley Gasawski; Chace Pedersen; Zach Torrance-Smith
Subject: PD-24-00001 Roslyn Ridge West - Notice of Application

Good Morning,

CDS is requesting comment on the following Planned Unit Development application: PD-24-00001 Roslyn Ridge West. Links to the file materials, including SEPA (SE-24-00015), Short Plat (SP-24-00004) & Transfer of Development Rights (TD-24-00001 Blue Jay Land Company) can be found below. The comment period will end **July 22, 2024, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

Internal Link: [PD-24-00001 Roslyn Ridge West](#)

External Link: [PD-24-00001 Roslyn Ridge West](#)

If the links above do not work, please go to the CDS website at:

<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to "Rezone" and then the project file number "PD-24-00001 Roslyn Ridge West".

Best,
Bradley

Bradley Gasawski | Planner I

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: bradley.gasawski@co.kittitas.wa.us

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

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message id: 38eb45916c6dbdac24bb8719d004a14

NOTICE OF APPLICATION

Project Name (File Number): Roslyn Ridge West Planned Unit Development (PD-24-00001), with associated Short Plat (SP-24-00004), SEPA (SE-24-00015) and Blue Jay Land Company Transfer of Development Rights (TD-24-0000).

Applicant: Pat Deneen, Blue Jay Land Company (applicant)

Location: Parcels 950570, 950581, 950582, 950583, 950584, 950585, 950586, 950587, 950588, 950589, 950590, 950591, 950592, 950592, 950593, 950594, 950595, 950596, 950597, 950598, 950761, 950762, 171934, 12065, 20202, located off State Route 903 approximately 3.6 miles northwest of the intersection of State Highway 903 and Bull Frog Road, northwest of Roslyn, WA in SEC 1 TWP 20 RGE 14; PTN NW1/4, SEC 1 TWP 20 RGE 14; PTN SW1/4, a portion of PTN SW1/4 SEC 01 & PTN NW1/4 SEC 12 and SEC 12, TWP 20, RGE 14 in Kittitas County.

Proposal: The application is a rezone to a Planned Unit Development and includes a 2 lot Short Plat on approximately 164.32 acres that are currently zoned Rural Recreation. The project is designed and planned to include 61 single family housing sites over approximately 67.41 acres. The remaining open space is for proposed natural areas and recreation such as hiking & motorized trail use. The project is proposed to be developed in 6 phases over a 20-year period.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> by navigating to “Rezones”, and “PD-24-00001.” Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **July 22, 2024**. Any person has the right to comment on the application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety.

Environmental Review (SEPA): The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning and the Fire Code.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner after the SEPA environmental threshold determination has been issued. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

Required Permits: Rezone, Short Plat, SEPA, Transfer of Development Rights

Designated Permit Coordinator (staff contact): Bradley Gasawski (509) 962-7539; email at bradley.gasawski@co.kittitas.wa.us

Notice of Application:	June 20, 2024
Application Received:	March 26, 2024
Application Complete:	May 23, 2024

Publish Daily Record:	June 20, 2024
Publish NKC Tribune:	June 20, 2024

Bradley Gasawski

From: Bradley Gasawski
Sent: Tuesday, June 18, 2024 11:05 AM
To: Sabrina Nutt
Cc: Bradley Gasawski
Subject: RE: PD-24-00001 Roslyn Ridge West - (Publishing) Notice of Application

Hi Sabrina,

No worries on the delay. I approve the proof. Thank you.

Best,
Bradley

Bradley Gasawski | Planner I

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: bradley.gasawski@co.kittitas.wa.us

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

From: Sabrina Nutt <snutt@kvnews.com>
Sent: Tuesday, June 18, 2024 10:56 AM
To: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: Re: PD-24-00001 Roslyn Ridge West - (Publishing) Notice of Application

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hi, Bradley,

Sorry on the delay. I was out sick yesterday and am playing catch up.

The attached proof is pending approval for the following run date(s) 06/20.
Please make changes and give approval prior to the deadline of 06/19, 10:30am.
Thank you!

Sabrina Nutt | 509-925-1414 ext. 570223

Circulation: circ@kvnews.com

Legals: legals@kvnews.com

Classifieds: classified2@kvnews.com

Obituaries: www.dailyrecordnews.com

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Tuesday, June 18, 2024 10:39 AM
To: Sabrina Nutt <snutt@kvnews.com>; KVNews Legals <legals@kvnews.com>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: RE: PD-24-00001 Roslyn Ridge West - (Publishing) Notice of Application

CAUTION, this email originated from outside the organization.

Good Morning Sabrina,

I wanted to follow up on this request. Are we able to publish the legal on Thursday? I'm out of the office on Wednesday and would like to solidify this request before I'm out. Thank you.

Best,
Bradley

Bradley Gasawski | Planner I

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: bradley.gasawski@co.kittitas.wa.us

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Monday, June 17, 2024 10:09 AM
To: snutt@kvnews.com; KVNews Legals <legals@kvnews.com>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: PD-24-00001 Roslyn Ridge West - (Publishing) Notice of Application

Good Morning,

Please publish the attached legal in your paper as follows:

Daily Record: June 20, 2024

Please let me know if you have any questions or concerns.

Thanks,
Bradley

Bradley Gasawski | Planner I

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: bradley.gasawski@co.kittitas.wa.us

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

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Ellensburg, WA 98926
Ph. (509) 204-8236 Fax: (907) 452-5054

BILLING DATE:	ACCOUNT NO:
06/18/24	50096

Jamey Ayling
KC COMMUNITY DEVELOPMENT SERVICES
411 N Ruby St, Suite 2
ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
527099	NOA: Roslyn Ridge (P	06/20/24	06/20/24	2	\$197.24

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
------	--------	-----------	---------------	-------	--------

Discount: **\$0.00**
Surcharge: **\$0.00**
Credits: **\$0.00**

Gross: **\$197.24**
Paid Amount: **\$0.00**

Amount Due: **\$197.24**

We Appreciate Your Business!

NOTICE OF APPLICATION

Project Name (File Number): Roslyn Ridge West Planned Unit Development (PD-24-00001), with associated Short Plat (SP-24-00004), SEPA (SE-24-00015) and Blue Jay Land Company Transfer of Development Rights (TD-24-0000).

Applicant: Pat Deneen, Blue Jay Land Company (applicant)

Location: Parcels 950570, 950581, 950582, 950583, 950584, 950585, 950586, 950587, 950588, 950589, 950590, 950591, 950592, 950592, 950593, 950594, 950595, 950596, 950597, 950598, 950761, 950762, 171934, 12065, 20202, located off State Route 903 approximately 3.6 miles northwest of the intersection of State Highway 903 and Bull Frog Road, northwest of Roslyn, WA in SEC 1 TWP 20 RGE 14; PTN NW1/4, SEC 1 TWP 20 RGE 14; PTN SW1/4, a portion of PTN SW1/4 SEC 01 & PTN NW1/4 SEC 12 and SEC 12, TWP 20, RGE 14 in Kittitas County.

Proposal: The application is a rezone to a Planned Unit Development and includes a 2 lot Short Plat on approximately 164.32 acres that are currently zoned Rural Recreation. The project is designed and planned to include 61 single family housing sites over approximately 67.41 acres. The remaining open space is for proposed natural areas and recreation such as hiking & motorized trail use. The project is proposed to be developed in 6 phases over a 20-year period.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> by navigating to "Rezones", and "PD24-00001." Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to **5:00 p.m. on July 22, 2024**. Any person has the right to comment on the application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety.

Environmental Review (SEPA): The County expects to issue a Determination of NonSignificance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning and the Fire Code.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner after the SEPA environmental threshold determination has been issued. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

Required Permits: Rezone, Short Plat, SEPA, Transfer of Development Rights

Designated Permit Coordinator (staff contact): Bradley Gasawski (509) 962-7539; email at bradley.gasawski@co.kittitas.wa.us

Notice of Application: June 20, 2024
Application Received: March 26, 2024
Application Complete: May 23, 2024

PUBLISH: Daily Record: June 20, 2024 /
 LEGAL# 527099