



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

"Building Partnerships – Building Communities"

## PREAPPLICATION CONFERENCE WAIVER REQUEST FORM

(To be completed for each Preapplication Conference waiver request)

Please type or print clearly in ink. A preapplication conference is required prior submitting certain land use applications per KCC 15A.03.020, however KCC 15.A.03.020(4) allows for the preapplication conference to be waived if the CDS Director or Planning Official determines that the proposal is relatively simple (has few, if any, development-related issues), is substantially similar to a prior proposal affecting the same property, or is substantially similar to other projects developed by the same applicant. The following items must be submitted with an application for preapplication conference waiver.

- Completed Preapplication Waiver Request Form
- Written narrative justifying the request for a preapplication waiver. The narrative must include a description of how the proposal is relatively simple (has few, if any, development-related issues), is substantially similar to a prior proposal affecting the same property, or is substantially similar to other projects developed by the same applicant. [SEE THE WRITTEN JUSTIFICATION AS AN ATTACHMENT TO THIS SECTION.](#)

### GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:** *Landowner(s) signature(s) required on application form.*

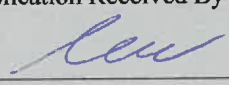
Name: **BLUE JAY LAND COMPANY, LLC.**  
Mailing Address: **304 WEST 1<sup>ST</sup> STREET**  
City/State/ZIP: **CLE ELUM, WA 98922**  
Day Time Phone: **509-260-0462**  
Email Address: **PAT@PATRICKDENEEN.COM**

### APPLICATION FEES

\$130.00 Kittitas County Community Development Services (KCCDS)

**\$130.00 Fees due for this application**

### FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): 	DATE: <b>3-28-24</b>	RECEIPT # <b>CD24-00812</b>	<div><b>RECEIVED</b> <b>MAR 26 2024</b> Kittitas County CDS DATE STAMP IN BOX</div>

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FORM LAST REVISED: 02-21-2023

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2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: BLUE JAY LAND COMPANY, LLC.  
Mailing Address: 304 WEST 1<sup>ST</sup> STREET  
City/State/ZIP: CLE ELUM, WA 98922  
Day Time Phone: 509-260-0462  
Email Address: PAT@PATRICKDENEEN.COM

3. **Street address of property:**

Address: SEE EXHIBIT 1 – LEGAL DESCRIPTION  
City/State/ZIP: CLE ELUM, WA 98922

1. **Tax parcel numbers:** SEE EXHIBIT 13 – TAX PARCELS

4. **Property size:** 164.32 ACRES

5. **Land Use Information:**

Zoning: RURAL RECREATION Comp Plan Land Use Designation: RURAL RECREATION

6. **Proposed Water System (as defined by KCC 13.03) NOTE:** Show location of water system on site plan.

☒ Group A ☐ Group B ☐ Individual ☐ Shared ☐ Cistern ☐ Other: \_\_\_\_\_

7. **Proposed Sewage Disposal:** Evergreen Valley Sewer System, Inc.

8. **Proposed Project Name:** Roslyn Ridge West Planned Unit Development (Project)

9. **Type of proposed land use application that waiver is requested for (circle one):**

Cluster/Conservation Plat	<b>Planned Unit Development</b>	Master Planned Resort	Conditional Use Permit
Shoreline Permit	<b>Rezone</b>	Preliminary Plat over nine (9) lots	

**PROJECT NARRATIVE**

*Include responses as an attachment to this application*

10. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, description of water system, sewage disposal, proposed buildings or structures, proposed uses for the project and all qualitative features of the proposal; include every element of the proposal in the description. **The narrative must include the justification for the waiver request, including a description of how the proposal is relatively simple (has few, if any, development-related issues), is substantially similar to a prior proposal affecting the same property, or is substantially similar to other projects developed by the same applicant.**

Applicant has attached a completed application for the requested planned unit development rezone and correlating project. With this application is the applicant's response to every relevant section of KCC 17.36 and 17.98. In addition,

there is an exhibit list that provides the information requested above. All attachments should be read in full for a complete understanding of the project. Exhibit 6 – Project Narrative specifically addresses the requested narrative. Justification for this request is included as an attachment to this form.

**AUTHORIZATION**

11. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

Pursuant to KCC 15A.03.020, a preapplication conference is required for this type of land use application. The purpose of the preapplication conference is to acquaint county staff with details about the proposed project, reduce or eliminate the county's need to request additional information or corrections that can cause revisions or resubmittals, and reduce time frames for approved applications by providing the applicant detailed input and the applicable requirements for the applicant to submit a complete land use application.

I have chosen to forgo this formal process and request a waiver and proceed without the benefit of a preapplication conference. By signing below, I acknowledge that I am responsible for submitting a complete and code-compliant application and I am aware that failure to do so may result in delay of application processing and could potentially result in application denial.

**All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.**

**Signature of Authorized Agent:**  
**(REQUIRED if indicated on application)**

**Date:**

X

3-26-24

**Signature of Land Owner of Record**  
**(Required for application submittal):**

**Date:**

X

3/26/24

**FOR STAFF USE ONLY**

The Preapplication Conference Waiver Request is:

- ☒ **Approved.** The Planning Manager finds that the proposed project is:
- ☐ Relatively simple (has few, if any, development-related issues),
  - ☐ Substantially similar to a prior proposal affecting the same property, or
  - ☒ Substantially similar to other projects developed by the same applicant.
- ☐ **Denied.** Reason for Denial: \_\_\_\_\_

Planning Manager Signature: \_\_\_\_\_

Date: \_\_\_\_\_

3-26-24

REQUEST FOR PREAPPLICATION-CONFERENCE WAIVER WRITTEN  
JUSTIFICATION

For Roslyn Ridge West Planned Unit Development

Applicant: Blue Jay Land Company, LLC.

Representative: Pat Deneen

Request: Pre-application waiver for a planned unit development that expands the existing Roslyn Ridge PUD.

Narrative: Pat Deneen, as a representative for the applicant with ownership interest in the land and project, Blue Jay Land Company, LLC., is requesting a pre-application conference waiver for the project titled "Roslyn Ridge West"

The applicant justifies the waiver request as follows:

1. The project is very similar to prior proposals affecting the same property. The applicant has owned and developed portions of this property since the early 2000s. In addition, Pat Deneen has created the Evergreen Valley Water System, Inc. and Evergreen Valley Sewer System, Inc., both of which will be serving this project.
2. The project is very similar to other projects developed by the same applicant, Pat Deneen, including the Roslyn Ridge Village, the Palomino Trails PUD, the Pacific West Mountain Resort PUD, the Cle Elum River Trails PUD, the Evergreen Valley PUD, the Big Creek Trails PUD, and The Ranch on Swauk Creek.

Many of these projects are substantially more complex than the proposed planned unit development for Roslyn Ridge West.

The applicant has attached a completed application for the proposed Roslyn Ridge West PUD rezone and project, a completed SEPA checklist, and responses to KCC 17.36 and 17.98 whereby the applicant has responded to every relevant section of these code sections which demonstrate the support of the project.

Thank you for considering this application.



Blue Jay Land Company LLC  
Pat Deneen, Project Manager and Principal

RECEIVED  
MAR 26 2024

Kittitas County CDS