

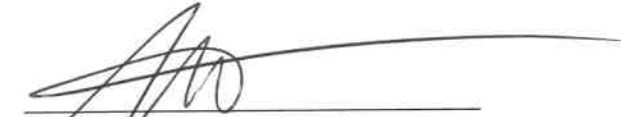
Bradley Gasawski
Planner
Kittitas County Community Development Services
411 N. Ruby St
Ellensburg, WA 98926

Date: 8-19-2024

Re: Roslyn Ridge West Response to Comments

Attached you will find our responses to the comments that have been received by the various agencies and the public.

If you have any questions, please contact me.



Pat Deneen
Agent For Blue Jay land Company.

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AUG 19 2024
Kittitas County CDS

Amanda Moody (Washington State Department of Natural Resources) – June 20, 2024:

This proposed project will require removal of timber throughout the site as we prepare the land for the construction of homesites and necessary facilities. As construction develops and as required by law, we will complete and submit a Forest Practices Application. Our FPA will meet the requirements of the Forest Practices Act and its rules. We will contact the Southeast Region DNR office after approval of this project and upon the beginning of the initial planning and construction process.

Connor Armi (Confederated Tribes of the Colville Reservation) – June 25, 2024
& Sydney Hanson (Washington State Historic Preservation Officer and Department of
Archaeology and Historic Preservation) – July 9, 2024:

We acknowledge and agree with the fact that this proposed project is within the traditional territory of the Wenatchi Tribe and is within a location that is considered Moderate to High Risk for an inadvertent discovery according to the DAHP predictive model.

Roslyn Ridge West and the surrounding area have a history of consistent logging and strip mining for over 100 years. Mining within the land surrounding Ronald started in the 1880s. Patrick's Mine, a mine located to the east of the eastern Roslyn Ridge property line, opened in 1902. This was around the time that strip mining began in the general area. There were a number of smaller, individual mines, but underground and surface, all mining for coal, within the Roslyn Ridge and Roslyn Ridge properties. Since then, continuous cycles of logging and strip mining have disturbed the land, leaving no room for preservation. As can be seen in the 1954 aerial photo included within the application, the entire property, especially the northeast quadrant, contains sparsely forested areas and scarring due to the continual logging and mining. The 2024 aerial photo, in comparison with the previous image, shows a dense forest, which demonstrates the regrowth of the natural area. There are no historic buildings or structures 45 years in age or older that are located within the project area. As can be seen by these images, there has been so much disturbance of the land through continual resource retrieval that there is a very slim likelihood, if any, that there is still any historically significant site or object within this area.

We understand that identification during construction is not the recommended course of action by the Confederated Tribes of the Colville Reservation and the Washington State Department of Archaeology and Historic Preservation but based on the history of the project site and general surrounding area as stated above, it would be inaccurate to assume that there are still historically significant structures or items, based on the treatment of the land. Therefore if anything of cultural significance and/or human skeletal remains are found during construction, all development will immediately stop. The

applicant will contact the Kittitas County Sheriff and KITTCOM's non-emergency line. The applicant will complete an Inadvertent Discovery Plan (IDP) to ensure compliance with Section 106 and all relevant state and federal cultural resource laws. Additionally, the Department of Archaeology and Historic Preservation (DAHP) will be notified. In the event that human skeletal remains are found, the Kittitas County Coroner will be requested. All mentioned contacts are provided below:

*Kittitas County Sheriff Clay Meyer – Office Line:
509-962-7525*

*KITTCOM Non-Emergency Line:
509-925-8534*

*DAHP State Archeologist – Rob Whitlam, PhD:
Main Office: 360-586-3065
Cell: 360-890-2615
Rob.Whitlam@dahp.wa.gov*

For Human Remains/Bones

*Kittitas County Coroner Nick Henderson – Office Line:
509-933-8200*

*DAHP State Anthropologist – Guy Tasa, PhD:
Cell: 360-790-1633
Guy.Tasa@dahp.wa.gov*

Russell Mau (Department of Health Office of Drinking Water) – July 2, 2024:

We are confirming that the Evergreen Valley Water System will be able to provide a sufficient amount of drinking water for the proposed project. This proposed development is within the service area of the Evergreen Valley Water System. The expected usage for this development, based on the 61 proposed lots multiplied by the average household water usage of 200 gallons per day, is 12,200 gallons of domestic water per day. See the attached letter from Evergreen Valley Water System confirming their willingness and ability to serve this development.

Greg Evens – July 12, 2024

Comments from Greg Evens are in black type.

Applicant response begins with >>>> and are in blue type.

What is the intended means for access to this development, looks like Roslyn ridge rd. Curious is they are planning to access through Pine Loch Sun. I live on Dumbarton rd, will this still be a dead end road

>>>> The access off Highway 903 for the Roslyn Ridge West Planned Unit Development will be via Double O Road, which is located on the applicant's property, and Rock Rose Drive, which is located within the existing Roslyn Ridge development. No access will be through Pineloch Sun. The proposed Planned Unit Development will in no way be using Dumbarton Road.

It appears that Roslyn Ridge road will remain but run through the planned lots, will Roslyn Ridge road still be accessible from Pine Loch Sun via Pine Loch Sun Drive/Thunder rd

>>>> There is no Roslyn Ridge Road, but we believe this comment is referring to Ridgecrest Road. The proposed Roslyn Ridge West Planned Unit Development will be using Ridgecrest Road to access parcels that may be located to the east of Ridgecrest Road. There are no plans to gate Ridgecrest Road as it serves properties that lie to the north of the Roslyn Ridge Community. No legal access will be denied.

Will the access from Pine Loch Sun dr to Roslyn Ridge road be gated or open to anyone

>>>> We do not own or control Pineloch Sun Drive. We have no plans to gate any part of Ridgecrest Road as there are other users that have rights to the road as it extends beyond the northern boundary of the Roslyn Ridge development.

Debra Hawkins – July 16, 2024

This comment letter addresses Debra Hawkins' concerns regarding road conditions and parking in Pineloch Sun Division 2. All roads within the proposed Roslyn Ridge West Planned Unit Development will meet Kittitas County Road Standards as stated in KCC Chapter 12. No roads within the proposed Roslyn Ridge West Planned Unit Development will provide access to the Pineloch Sun road system. Adequate parking as required by the Kittitas County code will be provided for each of the parcels created on site.

Debra Hawkins also has concerns regarding domestic water and fire flow water. Roslyn Ridge West will be served by the Evergreen Valley Water system, which has no relationship with the Pineloch Sun water system. The Evergreen Valley Water System is a Group A water system with a developed water system plan. All components have been approved by the Washington State Health Department. The system includes the required fire flow and fire hydrants.

Mark Selin (Pineloch Sun Homeowners Association President) – July 17, 2024

Comments from Mark Selin are in black type.

Applicant response begins with >>>> and are in blue type.

1. PLS wishes to ensure that Roslyn Ridge is utilizing its own roads (Ridgecrest and/or Thunder road) for ingress & egress for all construction traffic and future habitation (once developed) and that any use of PLS roads for any non-emergency would require express written permission of the then-current PLS HOA Board.

>>>> All access to the proposed Roslyn Ridge West Planned Unit Development will be on roads located on property owned by the applicant. Road access is limited to Double O Road, Rock Rose Drive and Ridgecrest Road. There will be no access to PLS roads.

2. PLS manages a small water system that's designed to fulfill the needs of our community and is not in the position to establish connections to the Roslyn Ridge development.

>>>> Roslyn Ridge West will be served by the Evergreen Valley Water system, which has no relationship with the Pineloch Sun water system. The Evergreen Valley Water System is a Group A water system with a developed water system plan. All components have been approved by the Washington State Health Department. The system includes the required fire flow and fire hydrants.

3. PLS wishes to ensure continuity in access to Ridgecrest and/or Thunder Road as established through historic precedent.

>>>> The proposed Roslyn Ridge Planned Unit Development is not planned to change any legal access to Ridgecrest Road. Ridgecrest Road serves other properties that lie to the north of the Roslyn Ridge Community.

4. PLS wishes to ensure that Roslyn Ridge develops and utilizes its own

parking facilities for all construction and future inhabitant purposes.

>>>> The proposed Roslyn Ridge Planned Unit Development will not use any of the Pineloch Sun roads for construction, parking or access.

5. PLS is open to the exploration of potential collaboration/cooperation/investments on mutually beneficial projects targeting reductions in wildfire risk.

>>>>The applicant for the proposed Roslyn Ridge Planned Unit Development continues to work with Kittitas County Fire District 6 and other interested parties regarding fire wising the applicant's property as well as designing the water system to ensure that it meets all fire flow requirements.

Jennifer Nelson (Washington Department of Fish and Wildlife) July 22, 2024:

Comments from Jennifer Nelson (Washington Department of Fish and Wildlife) are in black type.

Applicant comments and response is in blue type.

We appreciated the on-site meeting with Jennifer on May 23rd of this year wherein we discussed various points of interest throughout the property including Ridgecrest Road, the Pineloch Sun entrance, Double O Ranch Road, the Baker's Acres development on Vinegar Bend Road, and the entrance to Suncadia and Rockberry Loop. We also identified various seasonal streams and ditches of particular interest. Much like Jennifer and Department of Fish and Wildlife, we are looking to create an open line of communication and work to establish solutions that adhere to the interests of both parties.

The first recommendation from WDFW's comment letter states: "WDFW recommends that all streams and their riparian management zones or buffers be identified on the plat maps; KCC 17A.04.030 identifies a 50' buffer on Ns streams. We also request that prior to any road building or grading near the streams, you contact WDFW to determine if a Hydraulic Project Approval (HPA) is required."

We agree to coordinate with WDFW by identifying the Riparian Management Zones and 50' buffers on our plat map. We will also contact WDFW for Hydraulic Project Approval (HPA) determination for the various areas within the project that might require an HPA.

As discussed, we will seek formal recognition of the Northern 21 parcels and North-Central (171934) parcel as a Native Growth Protection Area according to KCC 17A.01.090.2. This designates these parcels in question to be protected from development. WDFW is suggesting that, if Recreational Open Spaces are established to mitigate potential impacts to Priority Habitat and Species, "motorized recreational uses should be better understood." There are established motorized recreation trails and uses within this area with said trails and uses projected to continue into the future as they are now. KCC 17A.01.090.2 does not limit recreational use of Native Growth Protection Areas as it states in that Kittitas County Code section that "Native growth

protection areas shall be used in development proposals for land division to delineate and protect those contiguous critical areas and buffers listed below: (v.) all other lands to be protected from alterations as conditioned by project approval.” As section (v.) most closely adheres to the conditions of the proposed Planned Unit Development, it can be observed that existing recreational and identified expansion of said recreation do not apply to this section.

Prior to approval of the Final Development Plan we will develop a Recreation Management Plan as suggested in this comment letter which will include Native Growth Protection Areas. Said plan will include the current and possible expanded trail system and specific areas of Native Growth Protection with rules for the use of said trails and Native Growth Protection Areas. A covenant on the area that includes the recreation management plan, and the areas of natural growth protection will be developed and presented during the final plan process. Once approved, this covenant will be filed as a burden on the identified property.

Stephen P. (Phil) Nugent (WSDOT Region Planning Manager) – July 22, 2024

Comments from Stephen P. (Phil) Nugent are in black type.

Applicant response begins with >>>> and are in blue type.

The subject property is adjacent to State Route 903 (SR 903), a Managed Access Class 4 highway with a posted speed limit of 45 miles per hour.

>>>> *Agreed*

Access to the highway is proposed via an existing grandfathered connection (Double O Road) at approximate milepost 8.6 Rt. No new access to SR 903 will be allowed. This access may continue to be used; however, a new Access Connection Permit (ACP) must be obtained for the proposed use.

>>>> *Agreed*

No new approaches along SR 903 will be allowed.

>>>> *The existing access points located at Ridgecrest Road and Rock Rose Drive will also be used as legal access to all and/or portions of the proposed Roslyn Ridge West Planned Unit Development.*

The property owner is required to contact Mark Kaiser of the WSDOT South Central Region Office to apply for an ACP. He can be reached at (509) 577-1668.

>>>> *Agreed*

The proponent should be aware, we will require a traffic impact analysis (TIA) be included with the application for access. The TIA shall be performed by a licensed traffic engineer submitted to WSDOT for review and comment. We request that the TIA analyze the impacts to the SR 903/Double O Road, as well as Rock Rose Drive and Ridgecrest Road (if any). Mitigation to offset the impacts for this proposal should be identified in the traffic study.

>>>> *Agreed*

Stormwater and surface runoff generated by this project must be retained and treated on site. Any discharge onto WSDOT right-of-way will require an approved Utility Permit.

>>>>Agreed

Any snow accumulated on the property shall not be moved onto WSDOT right-of-way. We encourage the proponent to not underestimate the potential for large volumes of snow and designate a snow storage area on the property.

>>>>Agreed