



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), (SP-24-00004)

NOTIFICATION OF: Notice of Decision

NOTIFICATION MAIL DATE: March 11, 2025

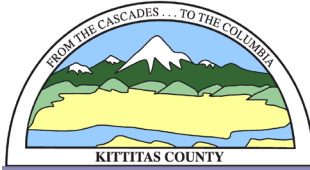
I certify that the following documentation:

- Notice of Decision for Roslyn Ridge West PUD & Short Plat Applications

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



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Office (509) 962-7506

"Building Partnerships – Building Communities"

NOTICE OF DECISION

To: Interested Parties
Applicant

From: Bradley Gasawski, Kittitas County CDS Planner

Date: March 11, 2025

Subject: Roslyn Ridge West Planned Unit Development (PD-24-00001) & Short Plat (SP-24-00004)

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on March 4, 2025, the Kittitas County Board of County Commissioners approved into ordinance the Roslyn Ridge West Planned Unit Development (PD-24-00001) & Short Plat (SP-24-00004). Roslyn Ridge is a proposed planned unit development and short plat that includes a rezone to a Planned Unit Development and 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 & multiple 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. The subject property is 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. Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

Issuance of this land use decision may be appealed by parties with standing, by filing a land use petition (LUPA) in Superior Court and serving said petition on all required parties pursuant to RCW 36.70C and KCC 15A.08, within twenty-one days of the publishing of the land use decision. **The last day to file a LUPA is April 1, 2025.**

If you have any questions, please do not hesitate to contact our office at (509) 962-7506.

Bradley Gasawski

From: Bradley Gasawski
Sent: Tuesday, March 11, 2025 9:17 AM
To: Dan Young; Marvin Douvier (SH); Kelee Hodges; Candie Leader; Tate Mahre; Jackie Sharp; Samantha Cox; Josh Fredrickson; Cameron Curtis; ken.edwards@kittitaspud.com; sepa@dahp.wa.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; russell.mau@doh.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; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; edsatushek@gmail.com; GEvans@swinerton.com; EvansL@issaquah.wednet.edu; mark_selin@hotmail.com; debra.hawkins@comcast.net; pat@patrickdeneen.com; Rebecca Cruse (PW)
Cc: Jamey Ayling; Bradley Gasawski; Zach Torrance-Smith; Ellie Myers
Subject: PD-24-00001 Roslyn Ridge West - Notice of Decision
Attachments: PD-24-00004 Roslyn Ridge West - 2025-002-ordinance.pdf; PD-24-00001 Roslyn Ridge West - Notices - NOD Memo.pdf

Good Morning,

Please see the attached correspondence regarding the Roslyn Ridge West Planned Unit Development application (PD-24-00001) and Short Plat application (SP-24-00004) decision. The appeal date for the decision is April 1, 2025, at 5:00pm.

Thank you,
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: 38eb45916c6dcbdac24bb8719d004a14

	Agency	Agency Contact Email	Notes
Kittitas County & Public Utility Districts	Kittitas County Fire Marshal	dan.young@co.kittitas.wa.us marvin.douvier.sh@co.kittitas.wa.us	
	Kittitas County Public Works Kittitas County Airport	kelee.hodges.pw@co.kittitas.wa.us candie.leader@co.kittitas.wa.us tate.mahre@co.kittitas.wa.us Jackie.sharp@co.kittitas.wa.us samantha.cox@co.kittitas.wa.us josh.fredrickson@co.kittitas.wa.us Cameron.curtis@co.kittitas.wa.us	
	Kittitas County P.U.D.	ken.edwards@kittitaspud.com	
	Washington State DAHP	sepa@dahp.wa.gov	
Tribal Agencies & WA DAHP	Colville Tribe	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	

**State &
Federal
Agencies**

WA State Department of Health

russell.mau@doh.wa.gov

WA Dept. Fish and Wildlife

Scott.Downes@dfw.wa.gov

Jennifer.Nelson@dfw.wa.gov

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

Washington State DOT

Jacob.Prilucik@wsdot.wa.gov

SCPlanning@wsdot.wa.gov

AviationLandUse@wsdot.wa.gov

Additional Contacts	
Fire District (Paste from List)	
Irrigation District Options	
School District (Paste from list)	

Neighboring
City (if
applicable)

Name

ed satushek
Greg Evans
Lynn Evans
Mark Selin
Debra Hawkins

Email

edsatushek@gmail.com
GEvans@swinerton.com
EvansL@issaquah.wednet.edu
mark_selin@hotmail.com
debra.hawkins@comcast.net

Mailing Address

Notice of Decision

Roslyn Ridge West Planned Unit Development (PD-24-00001) & Short Plat (SP-24-00004)

Pursuant to RCW 36.70B.130 and KCC 15A.06, notice is hereby given that on March 4, 2025, the Kittitas County Board of County Commissioners approved into ordinance the Roslyn Ridge West Planned Unit Development (PD-24-00001) & Short Plat (SP-24-00004). Roslyn Ridge is a proposed planned unit development and short plat that includes a rezone to a Planned Unit Development and 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 & multiple 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. The subject property is 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. Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

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Dated: March 11, 2025

Publish Daily Record: March 13, 2025

Bradley Gasawski

From: Bradley Gasawski
Sent: Tuesday, March 11, 2025 2:46 PM
To: Sabrina Nutt
Cc: Bradley Gasawski
Subject: RE: PD-24-00001 Roslyn Ridge West - (Publishing) Notice of Decision

Hi Sabrina,

I approve. 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, March 11, 2025 2:11 PM
To: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: Re: PD-24-00001 Roslyn Ridge West - (Publishing) Notice of Decision

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,

The attached proof is pending approval for the following run date(s) 03/13.
Please make changes and give approval prior to the deadline of 03/12, 10:30am.
Thank you!

Have a great day!

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, March 11, 2025 8:51 AM

To: Sabrina Nutt <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>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>

Subject: PD-24-00001 Roslyn Ridge West - (Publishing) Notice of Decision

CAUTION, this email originated from outside the organization.

Good Afternoon,

Please publish the attached legal in your paper as follows:

Daily Record: March 13, 2025

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

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

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Ellensburg, WA 98926
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BILLING DATE:	ACCOUNT NO:
03/11/25	50096

Jessica Miller
Kittitas Co Community Development
411 N Ruby St, Suite 2
ELLENSBURG, WA 98926

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
616514	NOD:PD-24-00001 Rosl	03/13/25	03/13/25	2	\$102.26

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: **\$0.00**
Surcharge: **\$0.00**
Credits: **\$0.00**

Gross: **\$102.26**
Paid Amount: **\$0.00**

Amount Due: **\$102.26**

We Appreciate Your Business!

**NOTICE OF DECISION
Roslyn Ridge West Planned
Unit Development (PD-24-00001) &
Short Plat (SP-24-00004)**

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PUBLISH: Daily Record: March 13, 2025 /
LEGAL #616514