



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"

May 23, 2024

Pat Deneen
Blue Jay Land Company, LLC
304 W First St
Cle Elum, WA 98922

RE: Roslyn Ridge West PUD Application (PD-24-00001), associated Short Plat (SP-24-00004) & SEPA (SE-24-00015) – Deemed Complete

Parcel #'s: 950570, 950581, 950582, 950583, 950584, 950585, 950586, 950587, 950588, 950589, 950590, 950591, 950592, 950593, 950594, 950595, 950596, 950597, 950598, 950761, 950762, 171934, 12065, 20202

Dear Applicant,

Kittitas County Community Development Services received an application for a rezone to a Planned Unit Development, a 2 lot Short Plat and a SEPA Checklist on approximately 164.32 acres that are currently zoned Forest & Range. The subject parcels are 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 Kittitas County. The application was received on March 26, 2024, and has been **determined complete** as of May 23, 2024, for the purposes of intake, initial review, and vesting. Please be advised that the following actions will need to be completed prior to the issuance of a Notice of Application:

1. As provisioned in Kittitas County Code 15A.03.110 the property shall be posted by the applicant along each street frontage. Signage, a posting affidavit, and a map of posting locations, have been prepared by Community Development Services staff and are available for pick up at our office during regular business hours. Please be certain that the signs are "...posted on each road frontage on the subject property..." and that they are "... clearly visible and accessible." ¹

Upon Completion of the above actions in accordance with the provisions of KCC 15A.030.060:

1. A Notice of Application will be sent to the public (adjacent landowners), Kittitas County departments, and non-County governmental agencies inviting written comments on this proposal.
2. Requests for clarification, amendments, or additional information will be sent to you following the public comment period.
3. The consideration of written comments from adjacent property owners and public agencies will be incorporated in the staff report.
4. As requested by the County, additional materials and/or revised preliminary plat drawings may be required before this application progresses.
5. An open record hearing will be scheduled before the Kittitas County Hearings Examiner where public testimony may be given and approval or denial will be determined.

¹ KCC 15A.03.110(3)

If you have any questions regarding this matter, I can be reached by e-mail at bradley.gasawski@co.kittitas.wa.us or by phone at 509-962-7539.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bradley Gasawski".

Bradley Gasawski
Planner I
Kittitas County Community Development Services
411 N Ruby St # 2, Ellensburg, WA 98926

cc: