

## 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](mailto: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