

**KITTITAS COUNTY
LAND USE HEARING EXAMINER**

IN THE MATTER OF	)	FINDINGS OF FACT,
	)	CONCLUSIONS OF LAW,
CU-26-00003	)	DECISION AND
The Ranch at Roslyn Ridge Conditional Use	)	CONDITIONS OF APPROVAL
Permit	)	

THIS MATTER having come on for hearing in front of the Kittitas County Hearing Examiner on October 5, 2026 the Hearing Examiner having taken evidence hereby submits the following Findings of Fact, Conclusions of Law, Decision and Conditions of Approval as follows:

I. FINDINGS OF FACT

A. Background

1. Applicants propose a campground/guest ranch (“The Ranch at Roslyn Ridge”) on two parcels totaling approximately 49.29 acres. The proposal includes development of approximately 15 cabins, 100 RV spaces, a lodge, parking, and associated infrastructure. The property is zoned Rural Recreation with a Rural Recreation land use designation. The proposed use may be permitted in this zoning designation with a Conditional Use Permit under KCC 17.15.060.
2. A conditional use permit application for The Ranch at Roslyn Ridge was submitted to Kittitas County Community Development Services department on June 12, 2026 and assigned file number CU-26-00003. The application was deemed complete on July 15, 2026. The site was posted in accordance with KCC 15A.03.110 on July 21, 2026.
3. A notice of application for the conditional use permit was mailed and/or emailed to adjacent landowners located within 500 feet of any portion of the boundary of the proposal's tax parcels & applicable agencies. Notice was given to and published in the official newspaper of record for Kittitas County, and notice was posted to the Kittitas County Website on July 30, 2026, all in conformance with the Kittitas County Project Permit Application Process (Title 15A). The comment period concluded on August 13, 2026.
4. A SEPA checklist was submitted with the conditional use application and processed concurrently using the Optional DNS process under WAC 197-11-355. Comments were received from the public and various agencies. All comments were considered in the SEPA determination. An MDNS was issued on September 15, 2026. No appeals were received during the appeal period.
5. The following agencies provided comments during the comment period: Washington State Department of Natural Resources, Kittitas County Public Health, Kittitas County Public Works, Kittitas PUD, Central Cascades Forest, Washington State Department of Fish & Wildlife, Washington State Department of Health – Office of Drinking Water, Washington State Department of Transportation.
6. One member of the public provided written comments—Henry Fraser of Roslyn, WA.
7. Agency and public comments were forwarded to the Hearing Examiner.
8. An open record public hearing was held, after legal notice, on October 5, 2026.
9. Appearing and testifying on behalf of the Applicants was Pat Deneen. Mr. Deneen testified that Applicants agree with the staff report and have no objection to the proposed conditions of approval. Mr. Deneen gave a presentation detailing the history of the project site and the Applicant’s plans for

CU-26-00003

The Ranch at Roslyn Ridge Conditional Use Permit

phased development and implementation of the proposed use. Mr. Deneen's testimony was consistent with the application materials.

10. Testifying from the public was Paul Skwarski of Ronald, WA. Mr. Skwarski testified that he lives directly across the street from Patrick Lane. He had concerns about the existing traffic infrastructure, anticipating that the proposed use would lead to a lot of people and equipment going through Ronald. Mr. Skwarski proposes a bypass around Ronald.
11. The following exhibits were admitted into the record:
 - 11.1. Ex 1 Application (Indexed Record, pgs. 1-218)
 - 11.2. Ex 2 Determination of Complete Application (Indexed Record, pg. 219)
 - 11.3. Ex 3 Affidavit of Posting (Indexed Record, pg. 220)
 - 11.4. Ex 4 Notice of Application (Indexed Record, pg. 221)
 - 11.5. Ex 5 Legal Notice (Indexed Record, pg. 222)
 - 11.6. Ex 6 Agency Comments (Indexed Record, pgs. 223-242)
 - 11.7. Ex 7 Transmittal of Comments (Indexed Record, pg. 243)
 - 11.8. Ex 8 Applicant's Response to Comments (Indexed Record, pgs. 244-263)
 - 11.9. Ex 9 Notice of SEPA Action (Indexed Record, pg. 264)
 - 11.10. Ex 10 Legal Notice of SEPA Action (Indexed Record, pg. 265)
 - 11.11. Ex 11 SEPA MDNS (Indexed Record, pgs. 266-269)
 - 11.12. Ex 12 Notice of Public Hearing (Indexed Record, pg. 270)
 - 11.13. Ex 13 Staff Report (Indexed Record, pgs. 271-282)
 - 11.14. Ex 14 Public Comment of Henry Fraser
 - 11.15. Ex 15 Applicant's Public Hearing Presentation Slides
12. The Kittitas County Hearing Examiner considered all evidence within the record in rendering this decision.

B. Basic Site Information

13. Location: Two parcels, #682534, #842534, Section 1, T20 R14, WM in Kittitas County, bearing Assessor's map numbers 20-14-10210-0008, & 20-14-12041-0001. Approximately 3 miles northwest of the Hwy 903 and Bullfrog Road intersection off Hwy 903, 61 Ridgecrest Road, Ronald WA, 98940.
14. Utilities/Services:
 - 14.1. Domestic Water: Evergreen Valley Water System
 - 14.2. Sewage Disposal: Septic
 - 14.3. Fire: Fire District 6 (Ronald)
15. Surrounding Land Uses:
 - 15.1. North: Privately owned forest land.
 - 15.2. South: Privately owned land, primarily residential uses; Town of Ronald.
 - 15.3. East: Privately owned forest land.

- 15.4. West: Privately owned land, primarily residential uses; Planned Unit Development.
16. Access: The site is accessed off Ridgecrest Road, and Patrick's Mine Road approximately 250 north of HWY 903.

C. Review Criteria

17. The record demonstrates that each of the requirements described in KCC 17.60A.015 are met.
18. The proposed use is desirable, if not essential, to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood. Applicant credibly asserts without opposition that the proposed use meets an existing demand for guest houses, camping resources, and recreational vehicle sites in the Lake Cle Elum area and State Route 903 corridor. The Hearing Examiner agrees with the Staff Report in that "there is enough evidence in the project materials that the proposed use would not be injurious to public health, peace, or safety and the proposed use would likely not be detrimental or injurious to the character of the surrounding neighborhood." Applicants have shown a willingness to work cooperatively with agencies of jurisdiction whose policies and requirements protect public health, peace, and safety.
19. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services; further:
- 19.1. The proposed use will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools.
- 19.1.1. Regarding adequacy of highways and roads, it is reasonable to defer to the results of a transportation concurrency study, and reasonable to defer to WSDOT to determine if a traffic impact analysis should be required. Public comments regarding traffic have not stated grounds to deviate from those agency review procedures.
- 19.1.2. The proposed use is served by the following utilities: domestic water by the Evergreen Valley Water System; sewer by the Evergreen Valley Sewer System; trash collection by the Activity Center at Roslyn Ridge; electrical by Puget Power; phone service by Inland Phone Service; and data by R&R Cable. All these entities are privately owned and will have no impact on the economic welfare of the County.
- 19.2. The Applicants shall provide additional facilities: all the roads within the proposed use site will be privately owned, constructed, and maintained, including snow removal by the applicant.
- 19.3. The proposed use will be of sufficient economic benefit to offset any additional public costs or economic detriment. The Applicants demonstrated that the proposed use will provide employment opportunities and increase tax revenues to the County.
20. The proposed use complies with relevant development standards and criteria for approval set forth in this title or other applicable provisions of Kittitas County Code. This application was reviewed by applicable agencies of jurisdiction, whose comments informed conditions applied to the SEPA MDNS associated with the project. The Hearing Examiner adopts the following findings from the Staff Report:
- 20.1. This proposal, as conditioned by the associated SEPA MDNS, is consistent with the provisions of KCC Title 12, Roads and Bridges.

- 20.2. This proposal, as conditioned by the associated SEPA MDNS, is consistent with the provisions of KCC Title 14 Building and Construction.
- 20.3. This proposal, as conditioned by the associated SEPA MDNS, is consistent with the provisions of KCC 17A, Critical Areas.
- 20.4. This proposal, as conditioned by the associated SEPA MDNS, is consistent with KCC 20, Fire Life and Safety.
- 20.5. Kittitas County Code requires any building or structure to comply with the current adopted version of the International Building and Fire Code, as well as compliance with the Kittitas County Road Standards.
- 21. The proposed use will mitigate material impacts of the development, whether environmental or otherwise. This is chiefly accomplished through the conditions on the associated SEPA MDNS and the proposed conditions of approval for this permit recommended in the Staff Report.
- 22. The proposed use will ensure compatibility with existing neighboring land uses. The proposed use is bordered by a compatible resort-style community. Applicants' representations about the presence of natural and planned topographic and forest barriers are persuasive.
- 23. The proposed use is consistent with the intent and character of the zoning district in which it is located. Applicants persuasively argue that the development will add to the recreational value of the Roslyn Ridge community. The surrounding neighborhood primarily consists of established residential properties. The proposed use will not likely impact the residential neighborhood character.
- 24. The proposed use is outside of Urban Growth Areas, and:
 - 24.1. Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands (see Section D, below);
 - 24.2. Preserves "rural character" as defined in RCW 36.70A.030(38);
 - 24.3. Requires only rural government services, as asserted in the Staff Report; and
 - 24.4. Does not compromise the long-term viability of designated resource lands, as asserted in the Staff Report.

D. Comprehensive Plan Consistency

- 25. The proposed use is consistent with RP-14, which directs that uses common in rural areas of Kittitas County enhancing rural character, such as agriculture uses in Lower Kittitas and rural residential uses and recreation uses in Upper Kittitas, shall be protected from activities which encumber them. The proposed development works with the established residential development pattern, the purpose and intent of the subject zoning designation, and the siting of the proposed recreational/commercial land use on the subject property would not encumber the established rural residential use of the surrounding neighborhood.
- 26. The proposed use is consistent with RR-G28, which directs increasing rural tourist and rural recreational spaces while maintaining environments characteristic to rural areas. The proposed use would provide recreation opportunities in Upper Kittitas County by providing recreation focused lodging facilities. The proposed use would utilize an abandoned mine site and provide a sustainable economic opportunity without completely converting the natural landscape into a built environment, maintaining rural character.

27. The proposed use is consistent with RR-P17, which directs limiting development in rural areas through density requirements that protect and maintain existing rural character, natural open space, critical areas, and recreation areas; and directing rural development to lands that have adequate public services. The proposed use would use the existing Evergreen Valley Water System and preserve natural open space.
28. The proposed use is consistent with RR-G26, which directs maintaining and enhancing the extraordinary and expansive recreational opportunities in Kittitas County. The proposed use would provide additional outdoor recreation opportunities and recreational lodging in Upper Kittitas County.
29. The proposed use is consistent with RR-P61, which directs that commercial uses proposed for development to service recreational tourists and residents will be permitted in spaces when found to be suitable to surrounding rural areas. The proposed use is compatible with surrounding residential development and established development pattern.
30. The proposed use is consistent with RR-G14, which directs providing opportunity for development for recreational purposes which are consistent with rural character and protect public health and safety. The proposed development is for recreational purposes and unlikely to harm public health or safety.
31. In sum, this application is consistent with the goals, policies, and objectives of the Kittitas County Comprehensive Plan.
32. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

II. CONCLUSIONS OF LAW

1. The Kittitas County Hearing Examiner has been granted the authority to render this decision.
2. The proposed development meets the goals, policies, and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
3. As conditioned by the associated SEPA MDNS, this proposal is consistent with applicable state and federal laws and regulations.
4. Public use and interest will be served by approval of this proposal.
5. As conditioned, the proposal is consistent with Title 17A Critical Areas, Title 14 Buildings and Construction, Title 12 Roads and Bridges and Title 20 Fire and Life Safety.
6. The proposal is consistent with KCC Title 17, Zoning.
7. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

III. DECISION

Based on the above Findings of Fact and Conclusions of Law, CU-26-00003, is hereby **APPROVED** subject to the following Conditions of Approval.

IV. CONDITIONS OF APPROVAL

1. The project shall proceed in substantial conformance with the plans and application materials on file with CDS that were received on June 12, 2026, and subsequent information included in the complete file index except as amended by the conditions herein.
2. Compliance with the Mitigation measures required in the Mitigated Determination of Non Significance issued on September 15, 2026 file number SE-26-00007.

CU-26-00003

The Ranch at Roslyn Ridge Conditional Use Permit

Page **5** of **6**

3. An approved access permit shall be required from Kittitas County Public Works prior to creating any new driveway access or altering an existing access.
4. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
5. All activities shall comply with the County's Noise Ordinance in KCC 9.45 as stated now or as amended. Any noise that would violate the noise ordinance shall require a noise variance as seen in KCC 9.45.070 as stated now or as amended.
6. All development, design and construction shall comply with International Fire Code requirements and KCC Title 20 Fire and Life Safety. Please contact the Kittitas County Fire Marshal for specific requirements.
7. The applicant shall adhere to all lighting, runoff, sign, and right-of-way requirements set forth by the Washington State Dept. of Transportation (WSDOT).
8. The applicant shall adhere to all stormwater discharge, pollution prevention, and water rights requirements set forth by the Washington State Dept. of Ecology (WSDOE).
9. If merchantable timber is harvested at any point during this project, the applicant shall obtain a Forest Practices Application (FPA) from the Washington State Dept. of Natural Resources (DNR).
10. Failure to comply with conditions of approval may result in limitation or revocation of the conditional use permit in accordance with KCC 17.60A.100.

Dated this 13th day of October, 2026

KITTITAS COUNTY HEARING EXAMINER



Jay Eyestone

This Decision is subject to appeal pursuant to the Kittitas County Code and the Revised Code of Washington.