

August 12, 2026

Jamey Ayling, Kittitas County Planner

To Whom It May Concern:

Re: Ranch at Roslyn Ridge Conditional Use Permit (CU-26-00003): SEPA (SE-26-00007)

This Conditional Use Permit Application cites numerous things that “may” be part of the project over the next 20 or years or more: recreational vehicle parking and camping spaces, short-term cabins, tent camping areas, trails and open space, lodge/community and restroom facilities, outdoor gathering areas, parking, internal roads, utilities, limited guest support services, dining, retail or rental activities, and management facilities.

The use of the word “may” implies possible; however, this process doesn’t allow public comment on those possibilities in a meaningful way. How can one comment on what may happen in the future relative to timing and unknown environmental conditions. Each item that may happen in the future should require its own permit.

Additionally, there may be immediate adverse impacts such as more traffic through Roslyn that may impede emergency egress. The proposed project(s) will also contribute to further consumptive water use up-valley from the agricultural community which has suffered water shortages in recent years.

Kittitas County may want to consider the problems that the City of Cle Elum is facing because of a past development agreement that lacks much support today.

Finally, the County may want to refresh the Planning Commission and County Planners on the Appearance of Fairness Doctrine relative to approval of proposed projects.

Sincerely,

Henry Fraser

Roslyn, WA

P.S. If the CU permit notice was published in the Tribune, I didn’t see it. That may have been appropriate.

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