



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

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August 11, 2026

Jamey Ayling
Community Development Services
Kittitas County
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

SUBJECT: WDFW COMMENTS ON CU-26-00003 & SE-26-00007 RANCH AT ROSLYN RIDGE

Dear Mr. Ayling,

Thank you for the opportunity to comment on the proposed Ranch at Roslyn Ridge Conditional Use application (CU-26-00003) and SEPA (SE-26-00007) for the proposed guest ranch, near Ronald. The Washington Department of Fish and Wildlife (WDFW) has reviewed the application materials available on file, and we have specialized knowledge of the wildlife and critical areas surrounding the project area. As an agency of expertise, we offer the following comments to be considered as part of this review and prior to approval of the conditional use permit or the completion of the SEPA MDNS as written.

- A Hydraulic Project Approval (HPA) may be needed for road improvements and/or water crossing structures where they interact with streams in the project area. The application materials reference installation of a new culvert and “ditch cleaning” involving up to 2,000 cubic yards of material movement associated with the streams or ditches. This is a substantial amount of work in and around the streams and WDFW requests additional details on what is planned to determine if an HPA will be required.
- The stream mapping on the submitted materials does not match what is shown on the DNR stream layer or Kittitas County’s Compas map. WDFW recommends a site visit to confirm stream typing and location of all water courses prior to approval of this application. All watercourses should receive the existing riparian management zone protection in the Critical Areas Ordinance (Table 17A.04.030.6).
- WDFW recommends that a complete critical areas report be completed by a qualified professional prior to making a SEPA determination. The draft MDNS only lists streams mapped on the National Wetland Inventory as critical areas and does not mention any other critical areas, including publicly available information such as those shown on

WDFW's [PHS on the Web](#). Without a complete understanding of the existing critical areas, particularly all Fish and Wildlife Habitat Conservation Areas, it is impossible to determine that all impacts have been fully mitigated. From the publicly facing PHS, these parcels are part of an elk wintering concentration area, have historic Northern Spotted Owls, and several bat species on the PHS list, but impacts and mitigation measures associated with them are not described in the application materials or the draft MDNS.

- The application materials reference creating wildlife viewing areas at build out. WDFW supports increasing public access to and knowledge of local wildlife, but if not done properly, these can result in destruction of habitat. WDFW requests direct consultation and collaboration in the planning, design and approval of such amenities.
- WDFW appreciates that most of the area proposed for this conditional use is already somewhat disturbed habitat. The northern portion of parcel 682534 is not shown as part of this conditional use application and this forested habitat provides important wildlife habitat and connectivity for multiple species despite the existing trail network on the property. If this trail network will be improved, accessed, or is advertised as part of the Guest Ranch, we believe it should be included in this review process. The potential for increased year-round motorized use in this area associated with the Guest Ranch proposal is likely to compromise wildlife connectivity and wildlife habitat and these impacts may not be adequately mitigated for as currently proposed.
- Similar to [our comments](#) on the recent Rosly Ridge West application (PD-24-00001), WDFW recommends the proponent develop a formal recreation management plan for these properties that includes the existing and proposed trails and recreational uses in the area and an analysis of how these uses may impact Fish and Wildlife Habitat Conservation Areas. The impacts to the habitat immediately adjacent to and under the same ownership cannot be discounted as part of this conditional use application or the draft SEPA Mitigated Determination of Non-Significance.
- This proposal will allow the development to occur in phases over a 20-year timeframe, but few details are provided about the phasing plans or existing critical areas on and adjacent to the project. WDFW requests specific conditions be placed upon the development to ensure the protection of Fish and Wildlife Habitat Conservation Areas as Native Growth Protection Areas (KCC 17A.01.090.2) such that the protection measures are formally recorded and can be enforced as a permanent mitigation measure.

Prior to approval, WDFW requests a site visit with the project proponent and Kittitas County to confirm stream typing and gain a better understanding of the full project proposal and potential

impacts to Fish and Wildlife Habitat Conservation Areas. I can be reached by email at Jennifer.nelson@dfw.wa.gov or phone at (509) 961-6639 to set up this meeting.

Thank you again for the opportunity to comment; WDFW appreciates the County's commitment to helping us achieve our mission to preserve and protect fish, wildlife, and their habitats throughout Kittitas County. Please let us know if you have questions about these comments and we look forward to working together to better understand this proposal.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Nelson". The ink is dark and the signature is fluid, with a large loop for the 'J' and a long, sweeping tail for the 'N'.

Jennifer Nelson
Fish and Wildlife Biologist
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(509) 961-6639