

**EXHIBIT X1
THE RANCH AT ROSLYN RIDGE
PHASING PLAN**

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Kittitas County CDS

This phasing plan is conservative in its timeline and accompanies the application for the Ranch at Roslyn Ridge (The Ranch) as required by in KCC 17.60A as it relates to KCC 17.30 and the associated SEPA document. This phasing plan, as developed for the approval of the conditional use permit of The Ranch, is a best-case scenario. The actual timeline for the approval process is unknown, as the timeline will vary depending on the approval process and approvals outside of Kittitas County's control. Approvals outside of Kittitas County's control may include, but are not limited to, design approvals from the Washington State Department of Transportation, Puget Sound Energy, Department of Ecology, Washington State Fish and Wildlife, Washington State Department of Health, and other federal and state agencies. In addition, the development and construction of the various phases of the project may vary depending on market conditions, weather, financing, and other unforeseen impacts outside of the applicant's ability to control. This includes, but is not limited to, public health emergencies, supply chain disruptions, material shortages, and other force majeure events that may impact the planning, design, and construction phases of The Ranch. The phasing plan and timeline provided herein may be accelerated or delayed by the applicant depending on known and unknown factors. This phasing plan supersedes development limitations in county and state code.

The applicant plans to begin final engineering, development, and construction as soon as the conditional use permit for The Ranch is approved. Initial construction is planned for the fall of 2026 and the spring and summer of 2027. The Ranch is planned to be completed within 30 years. The phasing plan has set the completion of The Ranch to the year 2056 but this is a tight timeline and does not consider delays as provided for above.

The timing of the phasing plan depends on many variables outside of the applicant's control such as the approval process, approvals from authorities having jurisdiction outside of the Kittitas County process, and events including but not limited to weather, seasonal building restrictions due to circumstances such as early season snow, late season snow, summer fire restrictions, market conditions, financing, and unforeseen circumstances. Because of this, the order of the phases may change over the course of the development.

The following is the phasing plan:

- 1. 2026: Submit conditional use application to Kittitas County.*
- 2. 2026: CUP is processed.*
- 3. 2026: Continue design, engineering, and construction plans if CUP is approved.*
- 4. 2026: Prepare stormwater plans for The Ranch. Possibly begin construction in 2026.*
- 5. 2027: Place environmental protection structures as required by stormwater plans in, on, and around areas slated for construction in 2027. Possibly begin construction in 2027,*
- 6. 2028: Begin construction of recreational vehicle storage area.*
- 7. 2027-2030: Grade and fill recreational vehicle park area. The first phase of this grading and filling will take place starting at the primary entrance via Ridgecrest Road and will proceed westward through the area identified for the recreational vehicle park.*
- 8. 2030: Upon the completion of the first phase of the recreational vehicle park, the dump station will be installed.*
- 9. 2030: Install utilities for the recreational vehicle park. The water and sewer utilities will be extended from the east side of the Roslyn Ridge community. Power and data will be extended from the Ridgecrest Road entrance or as required by Puget Power.*

10. 2031: Construct the Ridgecrest Road entrance to The Ranch. This will be a small building that will initially control access for construction of The Ranch and then on completion of the construction phase this entrance will control access to and from The Ranch.
11. 2031: Construct the secondary entrance to The Ranch on Patrick's Mine Road.
12. 2031: Finish the first third (approximately) of recreational vehicle park. The first third of the recreational vehicle park is expected to open for operation in the summer or fall of 2030. The Ranch will open in phases with the initial recreational vehicle park being provided a sewage dump station, electrical hookups, and a water filling station. As construction continues during the summer and fall, it is expected that water service and sewage service would be completed and become available to this portion of the recreational vehicle park.
13. 2032: Begin operation of those areas where the recreational vehicle park is complete.
14. 2032: Build restroom and community building.
15. 2033: Design, engineer, and submit phase one of lodging facilities to county for approval.
16. 2033: Build road and install utilities for a portion of Area 1 lodging facilities.
17. 2033: Begin the construction of a portion of Area 1 lodging facilities. The construction of the Area 1 lodging facilities will be phased over a three-year period.
18. 2034: Design lodging facilities and submit for county approval.
19. 2035: Finish second third of recreational vehicle park.
20. 2035: Open second third of recreational vehicle park for occupancy.
21. 2037: Begin construction of tent camping area within the recreational park area.
22. 2037: Open initial lodging facilities for occupancy.
23. 2037: Design the amenities for guests that are staying at The Ranch. This may include but will not be limited to an indoor and outdoor pool, children's play area, basketball courts, and picnic areas.

24. 2039: Construction of additional lodging and dining facilities as needed.
25. 2040: Begin the construction of the amenities for The Ranch.
26. 2041: Continue the construction of lodging facilities in Area 1 of The Ranch.
27. 2043: Continue and expand the operation of The Ranch to include the newly opened recreational vehicle parking spots.
28. 2043: Continue the construction of rental lodging facilities.
29. 2043: Begin the rental of tent camping sites once construction is complete.
30. 2044: Design and submit retail and restaurant facilities to Kittitas County for approval.
31. 2044: Build road and install utilities for the Area 2 lodging facilities.
32. 2045: Begin the bed and breakfast operations.
33. 2045: Construct retail and restaurant facilities at The Ranch.
34. 2046: Begin the construction of Area 2 lodging facilities.
35. 2046: Finish remainder of recreational vehicle park.
36. 2048: Build road and install utilities for the Area 3 lodging facilities.
37. 2049: Begin the construction of Area 3 lodging facilities. The construction of the lodging facilities will be phased over a three-year period.