

COMPLIANCE DOCUMENT FOR		
ROSLYN RIDGE WEST		
Date June 4, 2025		
MDNS - Preliminary Approval	Applicant Response	Staff Review
<b>Earth</b>		
1. A fill and grade permit is required pursuant to Kittitas County Code 14.05.050	Agreed - Said permit applications will be submitted after platting is approved by county with the next step being application to Kittitas County Public Works for road design and grading permit approval.	
<b>Air</b>		
1. A dust control plan shall be developed and implemented during construction of the project.	Agreed - Dust Control Plan be submitted with grading permit as needed and required.	

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<b>Water</b>		
<p>1. Stormwater and surface runoff generated by this project must be retained and treated on site. Any discharge onto WSDOT right-of-way will require an approved Utility Permit.</p>	<p>Agreed - stormwater and surface water generated by this project will be retained on site. No newly generated water by this project will be discharged to WSDOT right-of-away.</p>	
<p>2. The applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through a letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use.</p>	<p>Evergreen Valley Group A Water System is providing water for this project and it has adequate water rights as described in the final development plan.</p>	
<p>3. In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval: a. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use; or b. An adequate water right for the proposed new use; or c. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.</p>	<p>Roslyn Ridge West domestic water is provided by Evergreen Valley Water Systems, which is a Group A Water System that has adequate water rights for this project.</p>	
<p>4. All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.</p>	<p>All "proximate parcels" are held in ownership by Blue Jay Land Company. As this project is served by the Evergreen Valley Water System this project is not in violation of RCW 90.44.050.</p>	

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<b>Plants</b>		
1. The applicant is to work with Washington Department of Natural Resources to determine if a Forest Practices Application is needed.	Agreed. If require a forest practice act application will be submitted to the department of natural resources to ensure that all actions on the property during development meets their requirements	
<b>Critical Areas</b>		
1. All streams as mapped in the National Wetlands Inventory shall be identified and setbacks retained as defined in Kittitas County Critical Areas Ordinance 17A for any proposed development in or upon the subject property.	Agreed. We have reviewed the site with representatives of Fish And Wild Life and have reviewed the mapped National Wetlands Inventory. We found one location that qualified for setbacks and have taken that into account in the plat design that has been submitted. Said area is at the back of lots and out of the building site area.	
2. The applicant shall comply with Kittitas County Title 17A Critical Areas, as applicable.	Agreed. We have reviewed the Critical Areas ordinance and we are complying with it in all areas.	
3. The applicant shall sign a covenant placing parcel #'s 950570, 950581, 950582, 950583, 950584, 950585, 950586, 950587, 950588, 950589, 950590, 950591, 950592, 950593, 950594, 950595, 950596, 950597, 950598, 950761, & 950762 in a conservation easement.	We currently have a transfer of development right application in with the county and upon approval of this application the parcels will be placed in a conservation easement as required by code	

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<b>Building</b>		
<p>1. The applicant shall comply with all local, State and Federal regulations, including environmental standards and regulations in place at the time of building permit application submittal.</p>	<p>Agreed. The final development plan does not permit building construction. Instead, all buildings will undergo a separate approval process with the Kittitas County Building Department to confirm adherence to all local, State and Federal regulations.</p>	
<p>2. The applicant shall comply with local regulations including Kittitas County Code Title 14.04 Building Code, Title 17 Zoning, Title 17A Critical Areas, and Title 20 Fire and Life Safety</p>	<p>Agreed. The final development plan does not permit building construction. Instead, all buildings will undergo a separate approval process with the Kittitas County Building Department to confirm adherence to all regulations including Kittitas County Code Title 14.04 Building Code, Title 17 Zoning, Title 17A Critical Areas, and Title 20 Fire and Life Safety</p>	
<b>Recreation</b>		
<p>1. A recreation management plan shall be developed for the planned unit development. The plan shall identify any public and/or private recreation areas, allowed uses, trails, facilities and access points.</p>	<p>Maps included within the Final Development Plan provides this information. Additionally, we've applied for a transfer of development rights on the northern parcels. Upon approval, this area will become a recreation area for residents of Roslyn Ridge and associated communities.</p>	

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<b>Cultural Resources and Historic Preservation</b>		
<p>1. A professional archaeological survey of the project area is to be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's Standards for Cultural Resource Reporting.</p>	<p>We have submitted a letter to the Kittitas County community development service requesting an amendment to this condition which is currently under review.</p>	
<p>2. Should ground disturbing or other activities related to the proposed plat result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State DAHP. Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.</p>	<p>We have submitted a letter to the Kittitas County community development service requesting an amendment to this condition which is currently under review.</p>	

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<b>Transportation</b>		
1. The access locations shall be reviewed by the Kittitas County Department of Public Works to ensure that the access locations meet all applicable criteria for ingress/egress.	Agreed this will be done at the time of Plat submittal and building permit submittal	
2. Approved access permits shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access.	Agreed this will be done at the time of Plat submittal and building permit submittal	
3. The applicant shall obtain all necessary permits required by Kittitas County Public Works for this development, and no structure shall encroach upon any easement or right-of-way. WSDOT access permit shall be required for this development.	Agreed this will be done at the time of Plat submittal and building permit submittal	
4. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.	Agreed. All Roads within Roslyn Ridge West are private roads with the responsibility of maintenance and snow removal being upon the owners that access said Roads	
5. Applicant will work with Kittitas County Public Works to determine if a road easement is required.	Agreed. Applications will be made to Kittitas County Public Works to determine if a road easement is required.	
6. Road certification and road naming will be required.	Agreed. Applications will be made to Kittitas County Public Works for this service	
7. Second access for emergency ingress egress may be required with lot count exceeding 30 lots in the mid and north developments.	Agreed. No plat exceeds 30 lots	
8. Any further subdivision or lots to be served by proposed access may result in further access requirements. See Kittitas County Road Standards.	Agreed	
9. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply to this proposal. Access is not guaranteed to any existing or created parcel on this application.	Agreed	
10. No new access to SR 903 will be allowed. This access may continue to be used; however, a new Access Connection Permit (ACP) must be obtained for the proposed use. No new approaches along SR 903 will be allowed. The property owner is required to contact Mark Kaiser of the WSDOT South Central Region Office to apply for an ACP.	No new access to SR 903 is required	

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<p>11. A traffic impact analysis (TIA) is required by a licensed traffic engineer. The TIA analyze the impacts to the SR 903/Double O Road, as well as Rock Rose Drive and Ridgecrest Road (if any). Mitigation to offset the impacts for this proposal should be identified in the traffic study.</p>	<p>Western Pacific Engineering has completed raw data collection for the Traffic Impact Analysis (TIA) and an initial impact assessment. This assessment indicates the overall development will not increase the Level of Service (LOS) on any road, including SR/903 and/or Double O Road above an 'A' rating. However, since the impact will vary based on each specific plat and the roads affected, a final study will be included with each plat submitted to the county for approval. This study will detail the increased traffic from new parcels on county and state roads and outline any necessary mitigation efforts for the county's review.</p>	
<p>12. Except as exempted in Section K CC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).</p>	<p>Agreed</p>	
<p>13) All road construction within the public or private right-of-way shall be designed by or under the direct supervision of a civil engineer, licensed to practice in the State of Washington. Please submit road plan and profile drawings along with any associated drainage reports for a formal Civil Review to Kittitas County Public Works. (KCC 12.04.020).</p>	<p>Agreed. Double O Road, an existing roadway, was maintained in summer 2024 to meet Kittitas County and international fire code standards. Bitterroot Road was also constructed in summer 2024, under the direction of a licensed civil engineer and inspected by Kittitas County Public Works staff. All future road construction will follow this same protocol, with design based on the cross-section included in the final development plan and supervised by a civil engineer pre-approved by Kittitas County Public Works.</p>	
<p>14) Lots that access easements or rights-of-way controlled by different agencies, such as State highways, Forest Service Roads, irrigation canals, or railroads will require separate access approvals from those agencies. A copy of the access approval shall be submitted to the County prior to issuance of the County's access permit or preliminary approval for any land use development application. The County cannot grant access to roads or easements it does not control (KCC 12.05.030(G)).</p>	<p>Access will be strictly limited to private roads located on easements, subject to prior approval from the Kittitas County Public Works Department. No access will be permitted from alternative routes such as State Highways, Forest Service Roads, irrigation canals, or railroads.</p>	

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<b>Snow</b>		
<p>1. Any snow accumulated on the property shall not be moved onto WSDOT right-of-way.</p>	<p>Agreed. Plats and road are designed with snow storage areas on the side of the roads and at the end where there are fire turnarounds. No snow will be moved onto WSDOT right of ways.</p>	
<b>Fire</b>		
<p>1. Fire apparatus access is required for this application. Provide fire apparatus access roads with an unobstructed width of not less than 20 feet, an unobstructed vertical clearance of not less than 13.5 feet, with an all-weather driving surface and capable of supporting the imposed loads of fire apparatus. Roads constructed in grades steeper than fifteen percent (15%) shall be constructed with Portland cement concrete with grooved surfacing.</p>	<p>All roads will be constructed to meet Kittitas County Chapter 12 Road and Bridge standards and comply with International Fire Code Appendix D. Additionally, no grades in excess of 15% are planned or necessitated.</p>	
<p>2. This application is sited in the designated high fire hazard Wildland - Urban Interface zone. Additional setback, building construction, access, fire flow and addressing requirements will be applied at the time of building permit application.</p>	<p>Agreed. The final development plan does not permit building construction. Instead, all buildings will undergo a separate approval process with the Kittitas County Building Department to confirm adherence to Wildland Urban Interface (WUI) requirements and all applicable setbacks. Furthermore, Evergreen Valley Water Systems will serve the entire development, providing both the required fire flow and fire hydrants.</p>	
<p>3. The applicant shall comply with local regulations including Kittitas County Code Title 14.04 Building Code, Title 17 Zoning, Title 17A Critical Areas, and Title 20 Fire and Life Safety.</p>	<p>Agreed. The final development plan does not permit building construction. Instead, all buildings will undergo a separate approval process with the Kittitas County Building Department to confirm adherence to Wildland Urban Interface (WUI) requirements and all applicable setbacks.</p>	