



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

May 26, 2026

Pat Deneen
Blue Jay Land Company, LLC
304 W First St
Cle Elum, WA 98922

RE: Roslyn Ridge West Ph 3 Application (LPF-26-00002)

Parcel #'s: 964138

Dear Applicant,

Kittitas County Community Development Services received a Final Long Plat application for a the Roslyn Ridge West PUD. The subject parcels are located off State Route 903 approximately 3.6 miles northwest of the intersection of State Highway 903 and Bull Frog Road, northwest of Roslyn, WA in Kittitas County. The application was received on May 6, 2026. Please be advised that the following actions will need to be completed prior to the recording of final mylars.

The plat notes should include the following note:

- Any lots created specifically for, or dominated by, easements, roadways, storm water retention facilities, septic facilities or other purposes and as a result are non-buildable shall be proportionately owned by tenants in the common, and retained by each home owner, and will be assessed, taxed, and foreclosed upon each building lot not fulfilling their obligation.

Please identify on the final mylars the proposed easement through lot 3 to access lot 4.

L24 & L56 have the same direction and distance listed in the tables on sheet 5. Should these distances be the same or do they reference different lines on sheet 3 of the plat?

See the attached comments for KC Public Works & KC Public Health Department.

If you have any questions regarding this matter, I can be reached by e-mail at bradley.gasawski@co.kittitas.wa.us or by phone at 509-962-7539.

Sincerely,

Bradley Gasawski
Planner I
Kittitas County Community Development Services
411 N Ruby St # 2, Ellensburg, WA 98926

cc: