



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: (SE-24-00015) Roslyn Ridge West

NOTIFICATION OF: Notice of SEPA Action

NOTIFICATION MAIL DATE: November 14, 2024

I certify that the following documentation:

- Notice of SEPA Action for Roslyn Ridge West SEPA Checklist

has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Signature

Bradley Gasawski
Planner I
County of Kittitas
State of Washington

Subscribed and sworn to before me this 14th day of November, 2024



Gail Weyand
Notary Public for the State of Washington residing
in Ellensburg.

My appointment expires: 2-13-17



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“Building Partnerships – Building Communities”

NOTICE OF SEPA ACTION

To: Applicable Agencies
Parties of Record
Applicant

From: Bradley Gasawski, Planner I

Date: November 14, 2024

Subject: SE-24-00015 Roslyn Ridge West– SEPA MDNS

NOTICE IS HEREBY given that pursuant to WAC 197-11-355 and RCW 43.21C.030(2)(c), Kittitas County Community Development Services did, on November 12, 2024, issue a Mitigated Determination of Non-Significance (MDNS) on the proposed SEPA application submitted by Blue Jay Land Company, LLC. The application is a rezone to a Planned Unit Development and includes a 2 lot Short Plat on approximately 164.32 acres that are currently zoned Rural Recreation. The project is designed and planned to include 61 single family housing sites over approximately 67.41 acres. The remaining open space is for proposed natural areas and recreation such as hiking & motorized trail use. The project is proposed to be developed in 6 phases over a 20-year period. The parcel numbers are 950570, 950581, 950582, 950583, 950584, 950585, 950586, 950587, 950588, 950589, 950590, 950591, 950592, 950592, 950593, 950594, 950595, 950596, 950597, 950598, 950761, 950762, 171934, 12065, 20202, and the property is 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 SEC 1 TWP 20 RGE 14; PTN NW1/4, SEC 1 TWP 20 RGE 14; PTN SW1/4, a portion of PTN SW1/4 SEC 01 & PTN NW1/4 SEC 12 and SEC 12, TWP 20, RGE 14 in Kittitas County.

The lead agency for this proposal has determined that the proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C and WAC 197-11-355. This decision was made after review of a SEPA environmental checklist, and other information on file with the lead agency. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. The complete application file is available to the public on request or may be viewed at Kittitas County Community Development Services at 411 North Ruby St, Suite 2 Ellensburg, WA 98926, or on the county website. <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> (Rezoning, View Active Applications, file number PD-24-00001 Roslyn Ridge West).

Any action to set aside, enjoin, review, or otherwise challenge such action on the grounds of non-compliance with the provisions of Chapter 43.21C RCW (State Environmental Policy Act) and pursuant to Chapter 15A.07.010 KCC, may be appealed by submitting specific factual objections in writing with a fee of \$1670.00 to Kittitas County Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926.

Timely appeals must be received no later than 5:00pm, November 27, 2024.

Direct questions regarding this proposal to:

Bradley Gasawski
411 N. Ruby St. Suite 2
Ellensburg, WA. 98926
509-962-7539

bradley.gasawski@co.kittitas.wa.us

Bradley Gasawski

From: Bradley Gasawski
Sent: Thursday, November 14, 2024 9:15 AM
To: Rebecca Cruse (PW); Dan Young; Marvin Douvier (SH); Kelee Hodges; Candie Leader; Tate Mahre; Jackie Sharp; Samantha Cox; Josh Fredrickson; Rebecca Cruse (PW); Cameron Curtis; ken.edwards@kittitaspud.com; sepa@dahp.wa.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; connor.armi.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; russell.mau@doh.wa.gov; crosepa@ecy.wa.gov; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Amanda.Moody@dnr.wa.gov; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; edsatushek@gmail.com; GEvans@swinerton.com; EvansL@issaquah.wednet.edu; mark_selin@hotmail.com; debra.hawkins@comcast.net; Pat Deneen
Cc: Jamey Ayling; Bradley Gasawski; Zach Torrance-Smith
Subject: SE-24-00015 Roslyn Ridge West - Notice of SEPA Action
Attachments: SE-24-00015 Roslyn Ridge West - Notice of SEPA Action Memo.pdf; SE-24-00015 Roslyn Ridge West - SEPA MDNS Determination.pdf; PD-24-00001 Roslyn Ridge West - Application - SECTION 6 - SEPA - Updated 6-3-24.pdf

Good Morning,

Please see the attached correspondence regarding SEPA application SE-24-00015 Roslyn Ridge West.

- Notice of SEPA Action
- SEPA MDNS
- Updated Roslyn Ridge West SEPA Checklist

All documents can be found here: [PD-24-00001 Roslyn Ridge West](#)

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Best,

Bradley Gasawski | Planner I

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: bradley.gasawski@co.kittitas.wa.us

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

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message id: 38eb45916c6dcbdac24bb8719d004a14

| | Agency | Agency Contact Email | Notes |
|--|---|--|-------|
| Kittitas County & Public Utility Districts | Kittitas County Fire Marshal | dan.young@co.kittitas.wa.us marvin.douvier.sh@co.kittitas.wa.us | |
| | Kittitas County Public Works Kittitas County Airport | kelee.hodges.pw@co.kittitas.wa.us candie.leader@co.kittitas.wa.us tate.mahre@co.kittitas.wa.us Jackie.sharp@co.kittitas.wa.us samantha.cox@co.kittitas.wa.us josh.fredrickson@co.kittitas.wa.us rebecca.cruse.pw@co.kittitas.wa.us Cameron.curtis@co.kittitas.wa.us | |
| | Kittitas County P.U.D. | ken.edwards@kittitaspud.com | |
| Tribal Agencies & WA DAHP | Washington State DAHP | sepa@dahp.wa.gov | |
| | Colville Tribe | guy.moura@colvilletribes.com sam.rushing@colvilletribes.com connor.armi.hsy@colvilletribes.com darnell.sam.adm@colvilletribes.com john.sirois.adm@colvilletribes.com milton.davis.adm@colvilletribes.com | |
| State & Federal Agencies | WA State Department of Health | russell.mau@doh.wa.gov | |
| | Department of Ecology | crosepa@ecy.wa.gov | |
| | WA Dept. Fish and Wildlife | Scott.Downes@dfw.wa.gov Jennifer.Nelson@dfw.wa.gov | |
| | WA Dept. of Natural Resources | rivers@dnr.wa.gov luke.warthen@dnr.wa.gov SEPACENTER@dnr.wa.gov MARTIN.MAUNEY@dnr.wa.gov Amanda.Moody@dnr.wa.gov | |
| | | | |

Washington State DOT

Jacob.Prilucik@wsdot.wa.gov
SCPlanning@wsdot.wa.gov
AviationLandUse@wsdot.wa.gov

**Additional
Contacts**

**Fire District
(Paste from
List)**

**Irrigation
District
Options**

**School
District
(Paste from
list)**

**Neighboring
City (if
applicable)**

Name

ed satushek

Greg Evans

Lynn Evans

Mark Selin

Debra Hawkins

Emailedsatushek@gmail.comGEvans@swinerton.comEvansL@issaquah.wednet.edumark_selin@hotmail.comdebra.hawkins@comcast.net**Mailing Address**

**Notice of SEPA Action
Roslyn Ridge West
SE-24-00015**

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Direct questions regarding this proposal to:

Bradley Gasawski
411 N. Ruby St. Suite 2
Ellensburg, WA. 98926
509-962-7539
bradley.gasawski@co.kittitas.wa.us

Date: November 12, 2024
Publish Daily Record: November 14, 2024
Publish NKCT: November 14, 2024
Appeal Period Ends: November 27, 2024

Bradley Gasawski

From: Sabrina Nutt <snutt@kvnews.com>
Sent: Wednesday, November 13, 2024 8:35 AM
To: Bradley Gasawski
Subject: Re: SE-24-00015 Roslyn Ridge West - (Publishing) Notice of SEPA Action

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Great I have released it for publishing.

Have a wonderful day!

Sabrina Nutt | 509-925-1414 ext. 570223
Circulation: circ@kvnews.com
Legals: legals@kvnews.com
Classifieds: classified2@kvnews.com
Obituaries: www.dailyrecordnews.com

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Wednesday, November 13, 2024 8:34 AM
To: Sabrina Nutt <snutt@kvnews.com>
Subject: RE: SE-24-00015 Roslyn Ridge West - (Publishing) Notice of SEPA Action

CAUTION, this email originated from outside the organization.

I approve. Thanks Sabrina.

Best,
Bradley

From: Sabrina Nutt <snutt@kvnews.com>
Sent: Wednesday, November 13, 2024 8:17 AM
To: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: Re: SE-24-00015 Roslyn Ridge West - (Publishing) Notice of SEPA Action

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Good morning, Bradley,

The attached proof is pending approval for the following run date(s) 11/14.
Please make changes and give approval prior to the deadline of 11/13, 10:30am.
Thank you!

Sabrina Nutt | 509-925-1414 ext. 570223
Circulation: circ@kvnews.com
Legals: legals@kvnews.com
Classifieds: classified2@kvnews.com
Obituaries: www.dailyrecordnews.com

From: Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Sent: Tuesday, November 12, 2024 4:32 PM
To: Sabrina Nutt <snutt@kvnews.com>; KVNews Legals <legals@kvnews.com>
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; Chace Pedersen <chace.pedersen@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>
Subject: SE-24-00015 Roslyn Ridge West - (Publishing) Notice of SEPA Action

CAUTION, this email originated from outside the organization.

Good Afternoon,

Please publish the attached legal in your paper as follows:

Daily Record: November 14, 2024

Please let me know if you have any questions or concerns.

Best,

Bradley Gasawski | Planner I

Kittitas County Community Development Services | 411 N. Ruby St; Suite 2 | Ellensburg, WA 98926

Office: 509.962.7539

Email: bradley.gasawski@co.kittitas.wa.us

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ADVERTISING PROOF

401 N Main St,
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Ph. (509) 204-8236 **Fax:** (907) 452-5054

| BILLING DATE: | ACCOUNT NO: |
|---------------|-------------|
| 11/13/24 | 50096 |

Jessica Miller
 KC COMMUNITY DEVELOPMENT SERVICES
 411 N Ruby St, Suite 2
 ELLENSBURG, WA 98926

| AD # | DESCRIPTION | START | STOP | TIMES | AMOUNT |
|--------|----------------------|----------|----------|-------|----------|
| 581193 | NOSEPA: Roslyn Ridge | 11/14/24 | 11/14/24 | 2 | \$184.75 |

Payments:

| Date | Method | Card Type | Last 4 Digits | Check | Amount |
|------|--------|-----------|---------------|-------|--------|
|------|--------|-----------|---------------|-------|--------|

| | | | |
|------------|---------------|--------------|-----------------|
| Discount: | \$0.00 | Gross: | \$184.75 |
| Surcharge: | \$0.00 | Paid Amount: | \$0.00 |
| Credits: | \$0.00 | | |

Amount Due: \$184.75

We Appreciate Your Business!

**Notice of SEPA Action
Roslyn Ridge West
SE-24-00015**

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PUBLISH: Daily Record: November 14, 2024 /
LEGAL #581193