



**DEPARTMENT OF
NATURAL RESOURCES**

SOUTHEAST REGION
713 BOWERS ROAD
ELLENSBURG, WA 98926

509-925-8510
TRS 711
SOUTHEAST.REGION@DNR.WA.GOV
WWW.DNR.WA.GOV

August 4, 2026

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

RE: CU-26-00003 Ranch at Rosyln Ridge

Dear Mx. Ayling:

Thank you for the opportunity to comment on the proposed project on parcel(s): 682534 and 842534 in Section 12, T. 20 N., Range 14 E., W.M.; Kittitas County.

Based on remote review of this parcel(s) it appears that some or all of the parcel(s) consist of forestland, and it will require a Forest Practices Application (FPA) from the DNR if merchantable timber is removed/harvested as part of the proposal and/or is being converted out of forest land (RCW 76.09 and WAC 222). The FPA would need to meet the requirements of the Forest Practices Act and its rules. It is our recommendation that the applicant meet with our local forest practices forester to discuss, they may call our Southeast Region office at (509) 925-8510 to schedule an appointment.

If there are questions regarding our comments, please contact our Region Forest Practices office at the number above.

Sincerely,

A handwritten signature in cursive script that reads "Amanda Moody".

Amanda Moody
Forest Practices Program Coordinator
Washington State Department of Natural Resources (DNR)
Southeast Region
Amanda.moody@dnr.wa.gov

August 13, 2026

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

Attn: Jamey Ayling, Planning Manager

RE: CU-26-00003 / SE-26-00007 – Ranch at Roslyn Ridges
SR 903 milepost 7.54 Rt (Patrick Mine Rd) & 7.82 Rt (Ridgecrest Rd)

We have reviewed the proposed project and have the following comments.

- The subject property is adjacent to State Route 903 (SR 903), a managed access Class 4 highway within unincorporated Kittitas County. Access to the project is available via the Patrick Mine Road, a county road intersection at milepost 7.54 (Rt), and Ridgecrest Drive, a private connection at milepost 7.80 (Rt). According to our records, Ridgecrest Drive was not constructed in accordance with the specifications in the Access Connection Permit (ACP 3619) WSDOT issued in 2015. The construction timeline has expired, and the permit is void. Ridgecrest Drive may remain and continue to serve the subject property; however, the property owner is required to contact this office immediately to reapply for a new ACP.
- Stormwater and surface runoff generated by this project must be retained and treated on site. Any discharge of water into SR 903 right-of-way will require WSDOT review and approval.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter or to apply for a new Access Connection Permit, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

Stephen P. (Phil) Nugent
Region Planning Manager

SPN: jjp

cc: SR 903, File #2026_003
Jason Pratt, Area 3 Maintenance Superintendent

Central Cascades Forest LLC

74 Wall Street
Seattle, WA 98121

August 12, 2026

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

Re: Ranch at Roslyn Ridge Conditional Use Permit Application (CU-26-0003) and Associated SEPA Review

To Whom It May Concern:

Central Cascades Forest LLC ("CCF") appreciates the opportunity to comment on the proposed Ranch at Roslyn Ridge development application.

CCF owns forestland immediately north of the proposed development area and has a direct interest in maintaining reliable access to those lands for ongoing forest management, stewardship, conservation, fire protection, and related activities. For local land management matters concerning CCF properties, including the Central Cascades Forest and Cle Elum Ridge properties, management is conducted by The Nature Conservancy in Washington on behalf of CCF.

CCF's primary concern relates to continued access via Ridgecrest Road and associated access rights serving CCF-owned lands. CCF holds easement interests associated with Ridgecrest Road and requests that any project approvals ensure that existing legal access rights are preserved and that project construction, operation, or future modifications do not impair access to adjacent CCF lands. It has come to our attention that previous developments on adjacent parcels may have involved relocation of Ridgecrest Road, which should have been reflected in a recorded easement amendment. In light of this, CCF further requests that any existing easement alignment issues associated with Ridgecrest Road and the applicant's adjoining projects be promptly addressed and resolved by the applicant, including, if necessary, through the execution and recording of easement amendments or other instruments sufficient to ensure CCF's continued legal access along the existing roadway alignment, as it may otherwise be perceived as a cloud on CCF's title.

In addition, CCF is concerned about the potential for increased unauthorized motorized access onto adjacent conservation and forest lands. Based on the materials provided with the application, proposed internal roads and access points may increase the likelihood of off-road vehicle use extending beyond the development

area and onto neighboring lands. Increased vehicular trespass could create challenges for forest management, conservation objectives, habitat protection, wildfire risk reduction activities, and public safety.

Accordingly, CCF requests that the County evaluate whether additional measures are appropriate to:

- Maintain and protect lawful access rights serving adjacent properties;
- Prevent physical or legal impairment of existing easements and access routes;
- Minimize unauthorized motorized access onto neighboring forest and conservation lands;
- Ensure that future road design, signage, barriers, or access management measures adequately address potential trespass concerns.

CCF appreciates the County's consideration of these comments and looks forward to continuing to work cooperatively with neighboring landowners, Kittitas County, and other stakeholders regarding long-term stewardship and management of this area.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Darcy Batura". The signature is written in a cursive, flowing style.

Central Cascades Forest LLC

74 Wall Street
Seattle, WA 98121

For local land management inquiries regarding Central Cascades Forest LLC properties, including Cle Elum Ridge, please contact:

Darcy Batura, Director of Forest Partnerships
The Nature Conservancy in Washington
darcy.batura@tnc.org



KITTITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: August 10, 2026
SUBJECT: CU-26-00003 Ranch at Roslyn Ridge

ACCESS	1. An approved access permit shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way. 2. Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards, 2015 edition. Kittitas County Public Works shall require this road certification to be completed prior to final approval of the project. If a performance guarantee is used in lieu of the required improvements, the private road shall be constructed and certified to comply with the minimum requirements of the International Fire Code prior to issuance of a building permit. 3. Roads longer than 150' in length are required to provide a Fire Apparatus Road Turnaround meeting the requirements of Appendix D in the International Fire Code. 4. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain access. 5. Kittitas County will not accept private roads for maintenance as public streets or roads until such streets or roads are brought into conformance with current County Road Standards and formally adopted by the Kittitas County Board of County Commissioners. 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.(RC)
ENGINEERING	Except as exempted in KCC 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 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080). (CBP)
SURVEY	There are no survey comments regarding this application. (JT)

TRANSPORTATION CONCURRENCY	1. A Transportation Concurrency application is required. (KAH) Note: As project accesses SR903, WSDOT will have requirements to access and traffic impact analysis (TIA). If a TIA is required from WSDOT for this project, Kittitas County Public Works will coordinate with WSDOT for review and comments.
FLOOD	The project area is not with a FEMA mapped special flood hazard area. Flood permitting is not required for the proposed development under the current FIRMs. (SC)
WATER MITIGATION/ METERING	No comments. (SC)
AIRPORT	No Comment. (RC)

Please contact Kittitas County Public Works (509) 962-7523 with any questions.

From: [Haley Mercer](#)
To: [Jamey Ayling](#)
Subject: RE: CU-26-00003 Ranch at Roslyn Ridge SE-26-00007 - Notice of Application
Date: Wednesday, August 5, 2026 3:19:04 PM

Hi Jamey;

The parcels are in the land tax classification of Designated Forest Land.

The use of the land will change and no longer be compatible for the program. Therefore the classification must be removed.

The taxpayer can contact me to get an estimate cost of removal and discuss the process for removal.



Haley Mercer

Cadastral Technician | **Kittitas County Assessor**

205 W 5th Ave, Suite 101 Ellensburg, WA 98926

P: 509-962-7633 |

Note: email correspondence to this account is a matter of public record and subject to release under the Public Records Act.

From: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>

Sent: Friday, July 31, 2026 10:47 AM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; matt.boast@kittitaspud.com; kyle.bennett@kittitaspud.com; sepa@dahp.wa.gov; enviroreview@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; sam.rushing@colvilletribes.com; jordan.bovey.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; karen.capuder.adm@colvilletribes.com; kiana.sam.adm@colvilletribes.com; steve@snoqualmtribe.us; dahp@snoqualmtribe.us;

adam@snoqualmtribe.us; russell.mau@doh.wa.gov; brietta.carter@doh.wa.gov;
ECYSEAPermits@ecy.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV;
FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@ecy.wa.gov;
rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov;
Cassandra.Weekes@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;
jhoff@usbr.gov; ken.graham@parks.wa.gov; John.Ernster@parks.wa.gov;
rachel.mazzacavallo@parks.wa.gov; Real.Estate@parks.wa.gov; kimberly.larned@usda.gov;
Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov;
AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; jcmurray@bpa.gov; accastle@bpa.gov;
vlconnell@bpa.gov; dxrodgers@bpa.gov; rightofway@pse.com; jorgenja@cwu.edu;
nelmsk@cwu.edu; brooksideconsulting@gmail.com; prevention@kvfr.org; tjackson@kcfd6.com;
sdavies@kcfd7.com; Alowe@kcfd7.com; robertsb@cersd.org; communityrelations@cersd.org;
planner@ci.roslyn.wa.us; publicworks@ci.roslyn.wa.us

Subject: CU-26-00003 Ranch at Roslyn Ridge SE-26-00007 - Notice of Application

Good morning,

Please review the following Conditional Use application: CU-26-00003 Ranch at Roslyn Ridge. Any comments need to be received by **5PM on August 13, 2026**.

Please let me know if there are any questions or issues accessing the material.

Internal Link: [CU-26-00003 Ranch at Roslyn Ridge](#)

External Link: [CU-26-00003 Ranch at Roslyn Ridge](#)

the links above do not work, please go to the CDS website at:

<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “Conditional Use” and then the project file number “CU-26-00003”.

Jamey Ayling

Planning Manager

Kittitas County

411 N Ruby ST, Suite 2

Ellensburg WA 98926

(509) 962-7065

Jamey.Ayling@co.kittitas.wa.us

From: [Matt Boast](#)
To: [Jamey Ayling](#)
Subject: RE: CU-26-00003 Ranch at Roslyn Ridge SE-26-00007 - Notice of Application
Date: Monday, August 3, 2026 11:22:31 AM
Attachments: [image001.png](#)

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.

Jamie-

The Kittitas PUD does not have any comments regarding the project which is located at least 5 miles west of PUD facilities.

Thanks,

Matt Boast
General Manager
PUD #1 of Kittitas
County

1400 Vantage Highway
Ellensburg, WA 98926
Phone: 509-260-2300 Ext 804



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From: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>

Sent: Friday, July 31, 2026 10:47 AM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie

Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; Matt Boast <matt.boast@kittitaspud.com>; Kyle Bennett <kyle.bennett@kittitaspud.com>; sepa@dahp.wa.gov; enviroreview@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; sam.rushing@colvilletribes.com; jordan.bovee.hsy@colvilletribes.com; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; karen.capuder.adm@colvilletribes.com; kiana.sam.adm@colvilletribes.com; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; russell.mau@doh.wa.gov; brietta.carter@doh.wa.gov; ECYSEAPermits@ecy.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; crosepa@ecy.wa.gov; rand461@ECY.WA.GOV; Scott.Downes@dfw.wa.gov; Jennifer.Nelson@dfw.wa.gov; Cassandra.Weekes@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; jhoff@usbr.gov; ken.graham@parks.wa.gov; John.Ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; Real.Estate@parks.wa.gov; kimberly.larned@usda.gov; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; jcmurray@bpa.gov; accastle@bpa.gov; vlconnell@bpa.gov; dxrogers@bpa.gov; rightofway@pse.com; jorgenja@cwu.edu; nelmsk@cwu.edu; brooksideconsulting@gmail.com; prevention@kvfr.org; tjackson@kcfd6.com; sdavies@kcfd7.com; Alowe@kcfd7.com; robertsb@cersd.org; communityrelations@cersd.org; planner@ci.roslyn.wa.us; publicworks@ci.roslyn.wa.us

Subject: CU-26-00003 Ranch at Roslyn Ridge SE-26-00007 - Notice of Application

Good morning,

Please review the following Conditional Use application: CU-26-00003 Ranch at Roslyn Ridge. Any comments need to be received by **5PM on August 13, 2026**.

Please let me know if there are any questions or issues accessing the material.

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<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “Conditional Use” and then the project file number “CU-26-00003”.

Jamey Ayling

Planning Manager

Kittitas County

411 N Ruby ST, Suite 2

Ellensburg WA 98926

(509) 962-7065

Jamey.Ayling@co.kittitas.wa.us

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To Protect and Promote the Health and the Environment of the People of Kittitas County

To: All Staff
From: Environmental Health
Date: 8/03/2026
Subject: CU-26-00003

Drinking Water	• Please contact Russell Mau with the Office of Drinking Water for any questions at 509-359-2116.
Wastewater	• Please contact Joseph Kobzeff with the Office of Environmental Health and Safety - LOSS Program at 360-867-8269.
Food Services	• If the Lodge at the Ranch will offer dining services a Plan Review permit and Food Service permit will be required. Please contact Kittitas County Public Health Department (KCPHD) at 509-962-7515 for more information on these requirements.





State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
Telephone: (509) 575-2740 • Fax: (509) 575-2474

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
Jennifer.Nelson@dfw.wa.gov
(509) 961-6639



CITY OF ROSLYN

National Historic District and Preserve America Community

8/12/2026

RE: CU-26-00003 Ranch at Roslyn Ridge SE-26-00007 - Notice of Application

Jamey:

Please accept the following comments on the above referenced project.

As you know the City of Roslyn has a significant interest in traffic through the SR 903 corridor above Roslyn because all traffic must funnel through the city on a single narrow two-lane road. We have talked with and worked with the county over the last several years to develop guidelines and procedures to monitor and address increasing traffic volumes. Currently funded and in progress is a comprehensive update of the County's transportation model. One primary purpose of the update is specifically to project future traffic volumes and congestion in the 903 corridor. Also, as part of our cooperative efforts, two new policies were recently added to the County's 2026 Comprehensive Plan update....

- *"The county will encourage coordinated transportation planning and continued evaluation of transportation conditions and impacts associated with existing and proposed development along State Route 903 corridor. In cooperation with the Washington State Department of Transportation, local jurisdictions, service providers and affected stakeholders, the County may support or pursue corridor studies, intersection analyses, access management strategies, multimodal transportation improvements, and other planning efforts intended to improve public safety, mobility, and long-term transportation function." and...*
- *"The County may consider transportation impacts associated with development proposals along the SR 903 Corridor through the application of existing development regulations, level of service standards, SEPA review, concurrency requirements and other applicable laws and procedures."*

Our interest in the referenced project is solely traffic. On review, it appears that the size of the project would generate enough traffic to exceed the county's threshold for concurrency review during the peak summer season. We request that the county require a concurrency evaluation and traffic impact study as an element of SEPA, prior to issuing a determination. Or alternately, the project could be incorporated into the County model update as a means of evaluating concurrency.

We appreciate this opportunity to provide you with these comments. If you have any questions, please feel free to contact me, I can be reached at 509-260-0010 or jeff.adams@ci.roslyn.wa.us

Sincerely,
City of Roslyn

A handwritten signature in cursive script that reads "Jeff Adams".

Jeff Adams
Mayor

From: [Mau, Russell E \(DOH\)](#)
To: [Jamey Ayling](#)
Cc: [DOH EPH ODW Operations](#); [Melissa Schumaier](#); [Shane Johnson](#)
Subject: Re: CU-26-00003 Ranch at Roslyn Ridge SE-26-00007 - Notice of Application; Evergreen Valley. 02150
Date: Monday, August 3, 2026 9:51:49 AM

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.

Mr. Ayling:

The Department of Health (DOH) Office of Drinking Water (ODW) has reviewed the application materials generating these official comments:

1. The applicant has stated the proposed development will be served by an existing Group A public water system: Evergreen Valley, 02150.
2. The water system has capacity to serve additional connections:
 - 294 existing connections.
 - 411 approved connections.
3. This water system also has proposed (in 2024) the "Roslyn Ridge West" development. As these proposed developments are constructed, the Evergreen Valley water system will need to be diligent identifying additional connections and water usage.

If anyone has any questions or concerns, please contact DOH ODW.

Thanks,

Russell E. Mau, PhD, PE

Engineer

Office of Drinking Water

Washington State Department of Health

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From: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>

Sent: Friday, July 31, 2026 10:46 AM

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Subject: CU-26-00003 Ranch at Roslyn Ridge SE-26-00007 - Notice of Application

External Email

Good morning,

Please review the following Conditional Use application: CU-26-00003 Ranch at Roslyn Ridge. Any comments need to be received by **5PM on August 13, 2026**.

Please let me know if there are any questions or issues accessing the material.

Internal Link: [CU-26-00003 Ranch at Roslyn Ridge](#)

External Link: [CU-26-00003 Ranch at Roslyn Ridge](#)

the links above do not work, please go to the CDS website at:

<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “Conditional Use” and then the project file number “CU-26-00003”.

Jamey Ayling

Planning Manager

Kittitas County

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