



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

NOTICE OF APPLICATION

Notice of Application: July 30, 2026
Application Received: June 12, 2026
Application Complete: July 15, 2026

Project Name (File Number): Ranch at Roslyn Ridge Conditional Use Permit (CU-26-00003), with associated SEPA (SE-26-00007)

Applicant: Pat Deneen, Blue Jay Land Company (applicant)

Location: Parcels 682534 and 842534, located off State Route 903 approximately 3 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.

Proposal: The application is a conditional use permit for a rural recreation guest ranch development which may include recreational vehicle parking and camping spaces, short-term cabins, tent camping areas, trails open space, lodge/community and restroom facilities, outdoor gathering areas, parking, internal roads utilities and limited guest-support services such as dining, retail or rental activity and management facilities. The project is proposed to be developed in multiple phases over a 20-year period. A Conditional Use Permit (CU-26-00003) and SEPA checklist were submitted as part of the application packet

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on the CDS website <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> by navigating to "Conditional Use Permit", and "CU-26-00003." Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **August 13, 2026**. Any person has the right to comment on the application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety.

Environmental Review (SEPA): The County expects to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal, and will use the optional process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning and the Fire Code.

Public Hearing: An open record hearing will be scheduled before the Kittitas County Hearing Examiner after the SEPA environmental threshold determination has been issued. A Public Hearing Notice will be issued establishing the date, time and location of this hearing.

Required Permits: CUP, SEPA,

Designated Permit Coordinator (staff contact): Jamey Ayling (509) 962-7065; email at jamey.ayling@co.kittitas.wa.us