



EXHIBIT X2
RANCH AT ROSLYN RIDGE
NARRATIVE

Kittitas County CDS

The Kittitas County Conditional Use Application requires the following: Narrative project description (include as attachment): Please include at a minimum the following information in your description: describe project size(i), location(ii), description of water system(iii), sewage disposal(iv) and all qualitative features of the proposal(v); include every element of the proposal in the description(vi).

The Ranch at Roslyn Ridge is a proposed project that is being planned and permitted through the conditional use permit process as allowed for in KCC 17.60A and as provided for in KCC 17.30 R-R Rural Recreational zone. The purpose of the Ranch at Roslyn Ridge Conditional Use Permit is to provide a location for the purpose of vacationing, indoor and outdoor recreation, family gatherings, lodging, celebrations, weddings, recreational vehicle camping (parking), dining, camping, events, retail sales, and similar pursuits.

The development of The Ranch is being proposed in the Rural Recreation zone on 33.7 acres +/- which requires the approval of a conditional use permit for the proposed development. The primary conditional use being applied for by the applicant is for the Guest Ranch conditional use permit. The property is located in the SR 903 corridor just west of the townsite of Ronald situated between Patrick's Mine Road and Rockrose Drive.

The Ranch will provide overnight lodging through short-term cabin rentals, recreational vehicle parking/camping sites, camping sites, and some tent camping sites. Dining may be provided for guests of The Ranch and the local Roslyn Ridge community. Various indoor and outdoor recreational facilities may be developed throughout The Ranch which may include but will not be limited to an indoor and/or outdoor pool, children's play area, basketball courts, and picnic areas. All of these uses are allowed in the Guest Ranch conditional use definition. See the code response to KCC 17.30 for further information. If any of these uses are deemed not allowed by the Guest Ranch conditional use definition,

then this application shall also be processed and noted to include conditional use permits for a recreational vehicle park, camping area, and short-term cabin rentals.

The applicant also proposes to include retail sales, rental sales, recreational vehicle storage, a small community center, and possibly dining services, which are all specifically allowed in the Rural Recreation zone through the conditional use process and included within this application.

The Ranch will be accessed from Patrick's Mine Road, a county on-system road, and Ridgecrest Road, a private road to be developed.

The Ranch is served by the following utilities: domestic water by the Evergreen Valley Water System, sewer by the Evergreen Valley Sewer System, trash collection by the Roslyn Ridge Activity Center, electrical by Puget Power, phone service by Inland Phone Service, and data by R&R Cable.

Total build out of the project is proposed to proceed over a 30-year period. Please see Exhibit X1, attached hereto, for a detailed phasing plan.

The Ranch at Roslyn Ridge is a proposed development to be located at 61 Ridgecrest Road, Ronald, Washington (See Exhibit X5 – Vicinity Map).

The proposed guest ranch would provide a unique destination that would allow guests to experience the numerous recreational opportunities in a rural setting. The guest ranch will be located on a 33.7-acre plot of land (See Exhibit X3 – Legal Description) of largely undeveloped property that is currently home to a variety of land uses including but not limited to wildlife areas, meadows, and forested areas.

As the vacationing population grows, the Upper Kittitas County currently has a need for more recreational areas and recreational lodging facilities, especially during the summer months when recreational activity is at its highest. The Ranch at Roslyn Ridge will offer a variety of rentable lodging, including approximately 100 (plus or minus depending on final

development plans and layout) recreational vehicle parking spots, 15 short-term rentable cabins, and campsites. This designation of recreational land and temporary lodging would foster the safety and welfare of vacationers traveling through the county as well as residents who live and work in the area.

Activities Offered at the Ranch at Roslyn Ridge: The Ranch at Roslyn Ridge is a beautiful and secluded property located in the heart of the Cascade Mountain Range. The ranch offers a variety of outdoor activities for guests to enjoy, including:

- a) *Hiking:* Within its boundaries, the Ranch will maintain existing trails and build new trails that wind through the forested areas and meadows. In addition, the Ranch is surrounded by miles of hiking trails within the lands of the U.S. Forest Service. Users can choose from a variety of trails to suit their fitness level and interests.
- b) *Bike and E-Bike Riding:* The Ranch also has several biking trails that wind through the property with many miles of biking trails adjacent to the property within the Wenatchee National Forest. Bikes may be available for rent from the Ranch.
- c) *Barbeque:* Guests can enjoy a barbecue dinner cooked over an open fire (wood or propane). Either the guests or the Ranch may provide the grill and the food. Burn bans will be in place when enforced by the county.
- d) *Storytelling:* Guests will have the chance to listen to tall tales and western legends told by the Ranch's staff.
- e) *Wildlife Watching:* The Ranch is in an area with abundant wildlife, so guests may be able to see birds, deer, elk, bears, coyotes, and other animals depending on the season. The Ranch may build multiple viewing areas that are constructed in such a manner as to not disturb the wildlife while providing views of the natural habitat.
- f) *Bird Watching:* Bird watching would be a popular activity at the Ranch. Guests may be able to see a variety of birds, including hawks, eagles, owls, and

songbirds. The Ranch may build multiple viewing areas that are constructed in such a manner as to not disturb the wildlife or critical areas while providing views of the natural habitat.

- g) *Nature Photography: The Ranch is a great place to take nature photographs. Guests can capture stunning images of the scenery, wildlife, and plants.*
- h) *Stargazing: The Ranch is in an area with dark skies, which makes it ideal for stargazing. Guests can use the Ranch's telescopes to view the stars and planets.*
- i) *Geocaching: Geocaching is a fun outdoor activity that involves finding hidden containers using GPS coordinates. The Ranch may offer a variety of geocaching challenges for guests to try.*
- j) *Campfires: Campfires are a great way to relax and enjoy the outdoors. There will be preassigned areas for campfires. The Ranch will enforce strict regulations regarding campfire size, fuel types, and extinguishing procedures. Guests will be educated on these regulations upon arrival and through clear signage at the designated campfire areas. Campfires will not be allowed during periods of time with high fire danger.*

Phasing Plan and Development Period: See Exhibit X1 – Phasing Plan

Domestic Water: See Exhibit X11 – Domestic Water Plan and Options

Sewage and Solid Waste: See Exhibit X19 – Sewage Treatment Plan

Buildings and Recreational Facilities: See Exhibit X17 – Buildings and Recreational Facilities

Qualitative Features: See Exhibit X18 – Qualitative Features

Traffic: See Exhibit X9: Traffic

The proposed Ranch at Roslyn Ridge would be a desirable and sustainable development located in Upper Kittitas County. The Ranch would provide a unique and enjoyable

experience for visitors including recreational activities including but not limited to hiking, biking, snow sports, indoor and outdoor recreation, and wildlife watching. The proposed development is located on a largely undeveloped 33.7-acre plot of land that currently includes recreational trails, wildlife areas, meadows, and forested areas, and is being planned and permitted through the conditional use permit process as demonstrated through the entirety of this application. The Ranch would help address the need for more recreational areas and lodging facilities in Upper Kittitas County. Overall, the Ranch at Roslyn Ridge would be a welcome addition to the area and has something to offer everyone while not creating additional traffic and tourist congestion, providing a new and exciting place for people to enjoy the outdoors, and promoting recreational opportunities in a rural setting.