

Summary of The Ranch At Roslyn Ridge Conditional Use Application

Blue Jay Land Company, LLC submits this Conditional Use Application for The Ranch at Roslyn Ridge, a proposed rural recreation and guest ranch use at 61 Ridgecrest Road, Ronald, Washington, on parcels 682534 and 842534. The approximately 33.70-acre property is located in the SR 903 and Roslyn Ridge area and is designated and zoned Rural Recreation. The application seeks County review and approval for a phased recreational lodging and outdoor recreation project consistent with the site's rural setting, former mining history, and surrounding recreational-residential context.

The proposed development is organized around a guest ranch concept, with supporting facilities that 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 access roads, utility extensions, and limited guest-support services such as dining, retail or rental activity, and management facilities. The application materials also describe proposed phasing so improvements may be constructed and operated over time as review, permitting, utility service, infrastructure, and market conditions allow.

The submittal package includes the County application materials, narrative and code responses, legal description, site plan, SEPA checklist, phasing plan, utility information, maps, and supporting exhibits addressing environmental conditions, wetlands and stream information, noxious weeds, noise, lighting, buildings and recreational facilities, history, tax information, and qualitative site features. Together, these materials are intended to give Kittitas County and reviewing agencies a general overview of the requested conditional use, existing site conditions, planned improvements, available services, and proposed measures for compatibility with nearby properties.

The applicant requests that the County review the application under the applicable conditional use permit process and evaluate the project as a rural recreation, lodging, camping, and guest ranch proposal supported by private site improvements, existing utility providers, and conditions of approval as appropriate. This summary introduces the application package and provides a general orientation to the proposed use and supporting exhibits.

Submitted by;



Blue Jay Land Company

Pat Deneen, Project Manager and Principle

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Kittitas County CDS