



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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State Environmental Policy Act MITIGATED DETERMINATION OF NONSIGNIFICANCE

- File:** SEPA Checklist (SE-26-00007)
Ranch at Roslyn Ridge SEPA Application
- Description:** **Blue Jay Land Company, LLC** is proposing a Rural Recreation Guest Ranch Development on 33.7 acres 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 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
- Proponent:** Blue Jay Land Company, LLC applicant - Pat Deneen, agent
- Location:** The subject properties are parcel #'s 682534, 842534, and 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.
- Lead Agency:** Kittitas County Community Development Services

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.030 (2) (c) and WAC 197-11. This decision was made after review of a SEPA environmental checklist and other information on file with the lead agency and after considering mitigation measures required by existing laws and regulations that will be implemented by the applicant as part of the Kittitas County permit process. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public on request or can be viewed at the Kittitas County Community Development Services website at: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "State Environmental Policy Act (SEPA)" View Active Applications" using the file number "SE-26-00010 Ranch at Roslyn Ridge".

The lead agency has determined that certain mitigation measures are necessary in order to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal. Failure to comply with mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. The mitigation measures include the following:

Earth

- 1) A fill and grade permit is required pursuant to Kittitas County Code 14.05.050
- 2) Prior to any clearing or grading, the applicant shall prepare a temporary erosion and sediment control plan using Washington State Department of Ecology best management practices, and shall obtain coverage under Ecology's Construction Stormwater General Permit if one or more acres will be disturbed.
- 3) The applicant shall prepare a stormwater management plan consistent with the Eastern Washington Stormwater Manual.

Air

- 1) A dust control plan shall be developed and implemented during construction of the project.

Water

- 1) The applicant must provide legal water availability for all new uses on the proposed lots of this project, which can be provided through a letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use.
- 2) In accordance with KCC Chapter 13.35.027, the applicant shall provide one of the following documents before final plat approval:
 - a. A letter from a water purveyor stating that the purveyor has adequate water rights and will provide the necessary water for the new use;
 - b. An adequate water right for the proposed new use; or
 - c. A certificate of water budget neutrality from the Department of Ecology or other adequate interest in water rights from a water bank.
- 3) All applicants for land divisions shall also submit information on "proximate parcels" held in "common ownership" as those terms are defined in WAC 173-539A-030 and otherwise demonstrate how the proposed new use will not violate RCW 90.44.050 as currently existing or hereafter amended. Failure to obtain mitigation before commencement of an activity requiring mitigation shall be a code violation subject to enforcement under Title 18 KCC.
- 4) All work in seasonal runoff ditch on the west side of the main guest ranch (cleaning, side reinforcement, and culvert replacement) shall occur only after spring runoff when the ditch is dry. Dredge material shall not exceed approximately 1,000 cubic yards and fill (including rock reinforcement) approximately 2,000 cubic yards. The applicant shall consult with WDFW regarding whether a hydraulic project approval (HPA) is required before performing culvert or ditch work, given the ditches connection toward the Yakima River.

Sewer

- 1) All domestic sewage shall be conveyed to and treated by the Evergreen Valley Sewer System, Inc. large onsite septic system approved by the state of Washington Department of Health. Prior to occupancy of any phase, the applicant shall provide documentation of LOSS capacity and any DOH approval required to serve that phase.
- 2) If developed the recreational vehicle sewage dump station shall be constructed with a concrete containment structure around the dump site connection designed to contain all spills. Waste from the containment vessel shall be either pumped and transported to an approved disposal site or pumped into the Evergreen Valley Sewer System. The dump station shall be regularly maintained to ensure timely, proper disposal of any hazardous material.

Plants

- 1) The applicant is to work with Washington Department of Natural Resources to determine if a Forest Practices Application is needed.

- 2) The applicant shall control noxious weeds and invasive species on the site consistent with the Kittitas County noxious weed list and the requirements of Kittitas County Noxious Weed Control Board during construction and for the life of the project.

Critical Areas

- 1) All streams as mapped in the National Wetlands Inventory shall be identified and setbacks retained as defined in Kittitas County Critical Areas Ordinance 17A for any proposed development in or upon the subject property.

Building

- 1) The applicant shall comply with all local, State and Federal regulations, including environmental standards and regulations in place at the time of building permit application submittal.
- 2) The applicant shall comply with local regulations including Kittitas County Code Title 14.04 Building Code, Title 17 Zoning, Title 17A Critical Areas, and Title 20 Fire and Life Safety.

Cultural Resources and Historic Preservation

- 1) An Inadvertent Discovery Plan of the project area shall be developed prior to any ground disturbing activity taking place.
- 2) Should ground disturbing or other activities related to the proposed project result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State DAHP. Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.

Transportation

- 1) The access locations shall be reviewed by the Kittitas County Department of Public Works to ensure that the access locations meet all applicable criteria for ingress/egress.
- 2) Approved access permits shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access.
- 3) The applicant shall obtain all necessary permits required by Kittitas County Public Works for this development, and no structure shall encroach upon any easement or right-of-way. WSDOT access permit shall be required for this development.
- 4) Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.
- 5) 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.
- 6) No new access to SR 903 will be allowed.
- 7) Transportation impacts shall be mitigated consistent with the traffic study. If required by the County, a transportation concurrency study meeting Kittitas County standards shall be completed during subsequent project review, and the applicant shall implement the measures determined necessary by the reviewing authority, which may include access improvements, parking management, signage, and construction traffic controls.
- 8) Except as exempted in Section K CC 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).

- 9) All road construction within the public or private right-of-way shall be designed by or under the direct supervision of a civil engineer, licensed to practice in the State of Washington. Please submit road plan and profile drawings along with any associated drainage reports for a formal Civil Review to Kittitas County Public Works. (KCC 12.04.020).
- 10) Lots that access easements or rights-of-way controlled by different agencies, such as State highways, Forest Service Roads, irrigation canals, or railroads will require separate access approvals from those agencies. A copy of the access approval shall be submitted to the County prior to issuance of the County's access permit or preliminary approval for any land use development application. The County cannot grant access to roads or easements it does not control (KCC 12.05.030(G)).

Snow

- 1) Any snow accumulated on the property shall not be moved onto WSDOT right-of-way.

Fire

- 1) Fire apparatus access is required for this application. Provide fire apparatus access roads with an unobstructed width of not less than 20 feet, an unobstructed vertical clearance of not less than 13.5 feet, with an all-weather driving surface and capable of supporting the imposed loads of fire apparatus. Roads constructed in grades steeper than fifteen percent (15%) shall be constructed with Portland cement concrete with grooved surfacing.
- 2) This application is sited in the designated high fire hazard Wildland - Urban Interface zone. Additional setback, building construction, access, fire flow and addressing requirements will be applied at the time of building permit application.
- 3) The applicant shall comply with local regulations including Kittitas County Code Title 14.04 Building Code, Title 17 Zoning, Title 17A Critical Areas, and Title 20 Fire and Life Safety.

The County expects to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal, and will use the optional MDNS process authorized by WAC 197-11-350, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on August 13, 2026.

Responsible

Official: _____
Jamey Ayling

Title: Planning Official

Address: Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
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Phone: (509) 962-7506

Date: July 27, 2026