

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

APPLICATION FEES:

\$600.00 Kittitas County Community Development Services (KCCDS)**

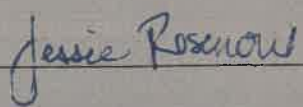
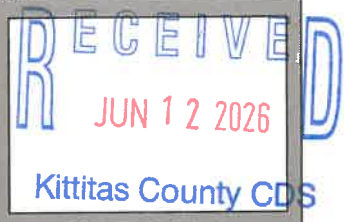
\$950.00* Kittitas County Department of Public Works**

\$260.00 Kittitas County Public Health

\$1,810.00 Total fees due for this application (One check made payable to KCCDS)

*2 hours of review included in Public Works Fee. Additional review hours will be billed at \$243 per hour.

** Note: KCCDS and PW fees are waived if project is a VSP sponsored fish enhancement project

Application Received by (CDS Staff Signature): 	DATE: <u>6/12/26</u>	RECEIPT# <u>CD26-01155</u>	 JUN 12 2026 Kittitas County CDS DATE STAMP IN BOX
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A. Background [Find help answering background questions](#)

1. Name of proposed project, if applicable:

The Ranch at Roslyn Ridge

2. Name of applicant:

Blue Jay Land Company, LLC

3. Address, e-mail and phone number of applicant and contact person:

Address: 304 West 1st Street, Cle Elum, WA 98922

Contact Person: Pat Deneen

Contact Phone Number: 509-260-0462

4. Date checklist prepared:

June 9, 2026

5. Agency requesting checklist:

Kittitas County Community Development Services

6. Proposed timing or schedule (including phasing, if applicable):

See Exhibit X1 – Project Phasing Plan

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Not at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

There are no wetlands within the proposed use but there are wetland areas marked by the county on the COMPAS map. The applicant has attached information regarding this in Exhibit X16 – Wetland Information and will provide a critical areas report after the approval of this conditional use permit.

See Exhibit 13 - Limited History of Mining Operations Within the Ranch

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

- a. Approval by Kittitas County of a conditional use permit.*
- b. Approval of the Kittitas County Public Works Department for road plans and stormwater plans.*
- c. Approval of Kittitas County Building Department for any buildings that may be constructed.*
- d. Kittitas County Department of Health for possible review of the domestic water system.*
- e. Washington State Department of Health for possible review of the domestic water system.*
- f. Kittitas County Department of Health for the possible review of the Large On-Site Septic System.*
- g. Washington State Department of Health for the possible review of the Large On-Site Septic System.*

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The Kittitas County Application requires a narrative in a specific section of the proposed project. This narrative is attached to Exhibit X2 – Narrative

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Street Address – 61 Ridgecrest Road, Ronald, WA 98940

Section 12, Township 20N, Range 14E

See Exhibit X3 – Legal Description

See Exhibit X4 – Site Plan

See Exhibit X5 – Vicinity Map

See Exhibit X6 – Topographic Map

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [Find help answering earth questions](#)

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

The guest ranch rises in elevation from the southwest to the northeast and has a relatively flat spot measuring about 4 acres on the south side of the property. See Exhibit X6 - Topographic Map for more information.

- b. What is the steepest slope on the site (approximate percent slope)?

Approximately 45% (this is an estimate not surveyed)

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Using the soil map from the United States Department of Agriculture (web soil survey) the following are listed on said map of the area: Dumps, mine; Pits, mine; Nard ashy loam, 5 to 25 percent slopes; Nard ashy loam, 25 to 45 percent slopes; Roslyn ashy sandy loam, 0 to 5 percent slopes; Quicksell loam, 0 to 5 percent slopes; Roslyn ashy sandy loam, moist, 3 to 25 percent slopes, and fill material from off site from unknow sources.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

The land that is located to the west of Patrick's Mine Road used to be an old mine dump that has since been filled. The fill is roughly 30 feet deep in some places and has been located on the site for over 70 years without signs of instability on the top surface.

There is a fill area within the boundaries of The Ranch. This fill area will be used for the parking of recreational vehicles while the areas not containing fill will be used for lodging facilities, buildings, and recreational facilities.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The purpose of any filling, excavation, or grading proposed will be what is necessary for the creation of access to the proposed facilities being created including but not limited to the creation of roads, creation of parking lots, creation of recreational vehicle sites, installation of utilities, and the clearing, grading, and filling for the proposed lodging facilities and buildings as described in the accompanying application. See Attachment A to this SEPA form. Note the area in blue is the area that is proposed to be cut and the area in red is proposed to be a filled. It is estimated that 50,000 +/- cubic yards will be moved, removed and/or filled in this area. The primary source of fill will be from the "Cut Area" of the site which will require moving dirt from the north side of the proposed recreational vehicle parking area to the south side to create a flat spot for parking. In addition, a second source of the fill will be from the borrow pit located in the southwest corner of Section 12, Township 20 North, Range 14 East on Kittitas County Parcel 822534, which is owned by Evergreen Valley Water System Inc. A third source of fill be pit run gravel or natural soil from off-site locations. It is expected that the quantities of fill will exceed 30,000 +/- cubic yards spread over an excess of 300,000 square feet. An additional source of fill will be from local construction sites that are removing dirt for construction of homes and roads.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes. The project will entail the construction and development of infrastructures including but not limited to recreational vehicle parking spots, locations for foundations of lodging facilities and associated buildings as described in the accompanying application, and roads and utilities including underground water lines, sewer collection lines, power lines, and data lines. This activity will require the following including but not limited to logging of right-of-ways, earth work within the right-of-ways, creating a road base including cutting and filling within the right-of-way, creating gravel and/or cement walkways, excavating trenches for water lines,

dry utilities, and sewer lines, and clearing and grading of portions of the property for lodging facilities. In addition, driveways, water, and sewer services will be created and installed. Erosion could occur during these development activities.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

15% to 25%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The applicant will develop a stormwater management plan that includes "best practices" and apply for a stormwater permit. The applicant, its contractors, and sub-contractors will be required to use "best practices" as provided for in the Washington State Department of Ecology. All contracts between the applicant and its contractors and sub-contractors will require the use of "best practices" during all phases of the construction and development of the project.

2. Air Find help answering air questions

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Types Of Emissions During Construction:

Abrasive blasting – This is likely as construction for lodging facilities involves clearing thick forested area

Asphalt preparation – For the creation of roads and parking lot

Concrete batching – For the creation of roads, foundations, walkways, and parking lot

Fuel dispensing and storage – For recreational and maintenance vehicles as allowed by Washington State law

Painting and surface coating – For building associated with the project

Rock or material crushing, grinding, or transport – During the construction phase for use only on site

Solvent or other volatile liquid use and storage – Possibly for necessary substances and vehicles used on site

Welding – Possibly for facility construction

Wood processing – Possibly for facility construction

Dust – Best management practices will be followed to minimize fugitive dust

Heat – Use of construction equipment may affect the temperature of the directly surrounding area

Types Of Emissions During Operation:

Natural gas and/or propane emissions – This will occur from consumer use due to various appliances and recreational vehicles

Fuel dispensing and storage – For utility and recreation vehicles and equipment as allowed by Washington State law

Chemical dispensing and storage – Will vary between users

Septic Dump Station – Will be used by residents, users, and operators

Types Of Emissions During Maintenance:

Natural gas and/or propane emissions – This will occur from general maintenance due to various appliances and operational vehicles

Fuel dispensing and storage – For utility vehicles and equipment as allowed by Washington State law

Chemical dispensing and storage – Will vary based on use due to lawn, water, and utility maintenance

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

None of which that the applicant is aware.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

Proposed Measures to Reduce or Control Emissions During Construction:

Washington State law will be followed in order to ensure proper guidance. Additional measures, such as proper fuel and chemical storage, responsible operation, and best management practices will be taken to preserve the environmental integrity of the project.

Proposed Measures to Reduce or Control Emissions During Operation:

Washington State law will be followed in order to ensure proper guidance. Additional measures, such as proper fuel and chemical storage, responsible operation, and best management practices will be taken to preserve the environmental integrity of the project.

Proposed Measures to Reduce or Control Emissions During Maintenance:

Washington State law will be followed in order to ensure proper guidance. Additional measures, such as proper fuel and chemical storage, responsible operation, and best management practices will be taken to preserve the environmental integrity of the project.

3. Water [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes. There is a seasonal runoff ditch on the west side of the main guest ranch area that collects water and runs towards the Yakima River. This seasonal runoff ditch will be cleaned out. There are seasonal runoff ditches along the roads that either currently exist or will be created.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes. There will be work done in the seasonal ditch which will include cleaning the bottom and the sides of the ditch and possibly reinforce the ditch sides. There will also be a culvert replaced in said ditch where roads and or trails cross.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the

site that would be affected. Indicate the source of fill material.

The replacement of the culvert as described in No. 2 above will require the removal of the existing culvert and the removal of soils from the current ditch. Then, a corrugated culvert will be placed in the ditch line with the source of the fill being either on site within the project or the borrow pit located in the southwest corner of Section 12 Township 20 North, Range 14 East on Kittitas County Parcel 822534. Dredge material will be approximately 1,000 yards with fill material, including the possible rock reinforcement of the sides of the ditch will be approximately 2,000 yards if done.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No waste materials will be discharged to surface water. Ditch work will only be done after the spring run off when the ditch is dry. A stormwater plan will be submitted to the Department of Ecology for approval. The plan, which will be in compliance with the Eastern Washington stormwater handbook, will be created, engineered, and constructed to control the possibility of stormwater entering the ditch as described in No. 2 above. The anticipated volume of discharge is currently unknown. An engineering calculation of the increased stormwater discharge will be included with the stormwater plan.

b. Ground Water: [Find help answering ground water questions](#)

See Exhibit X11 – Evergreen Valley Water System

See Exhibit X19 – Evergreen Valley Sewer System

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes?**

If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

The project will be served by Evergreen Valley Water System, Inc., which is a Group A water system approved by the Washington State Department of Health. The service area of the Evergreen Valley Water System includes the site of the proposed project. The project will be served by the Evergreen Valley Sewer System, Inc., which is a large on-site septic system approved by the Washington State Department of Health.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The project will create domestic sewage. The project will be served by the Evergreen Valley Sewer System, Inc., a large onsite septic system, which is approved by the Washington State Department of Health. There is one system developed and operated to serve the entire Roslyn Ridge Community. All sewage will be treated by the Evergreen Valley Sewer System. See Exhibit X19 – Evergreen Valley Sewer System for further information.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Water runoff will be from the roofs of lodging facilities, paved roads, recreational trails, walkways, and recreational vehicle parking sites. Additional sources of runoff will be rain, Snow, and snow melt. Water runoff (including stormwater) will be collected in ditches and directed towards a detention facility as may be required by a stormwater plan to be created that will meet the Eastern Washington Stormwater Management Manual. The stormwater plan will be approved by the Kittitas County

Public Works Department. From the detention facility, the water runoff (including stormwater) will be routed towards the Yakima River basin through a series of existing drainage ditches, bio filtration areas, retention areas, and facilities.

- 2) **Could waste materials enter ground or surface waters? If so, generally describe.**

Yes. During construction, waste materials could enter the drainage system. During the time of construction, "best practices" will be used to control stormwater.

Once the recreational vehicle park is constructed there will be a sewage dump station for users to dispose of waste. This dump station will include a containment vessel that will hold the sewage which will then be either pumped from the containment storage vessel and transported to a Kittitas County approved site for disposal or pumped into the Evergreen Valley Sewer System. During a storm, there may be waste materials that the stormwater may pick up and carry into the drainage system. There may be a remote possibility that spills could occur around the dump station. The dump station will be built in such a manner that it anticipates that all spills would be contained within a concrete containment structure to be constructed around the dump site connection.

- 3) **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.** *No*

- 4) **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

The dump station will be regularly maintained in order to ensure that anything hazardous is properly disposed of in a timely manner. A stormwater plan will be in place which will describe the "best practices" that will be used to control and reduce drainage pattern impacts as well as surface, ground, and runoff water.

4. Plants [Find help answering plants questions](#)

a. Check the types of vegetation found on the site:

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☐ pasture

☐ crop or grain

☐ orchards, vineyards, or other permanent crops.

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Deciduous trees, evergreen trees, shrubs, bushes, and grasses will be removed for the development of lodging facilities and associated buildings, a parking lot, more accessible roads, dump station, and associated activities. The amount of vegetation to be removed is unknown at this time.

c. List threatened and endangered species known to be on or near the site.

None that are known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The landscaping to be used within the proposed development will be composed of native and naturally occurring plants. There may be some non-native decorative vegetation planted around the project as well as non-native and native vegetation planted on the slopes of the fill material as identified within the attached application that is required for this project.

e. List all noxious weeds and invasive species known to be on or near the site.

Kittitas County provides a county weed list which is attached to this document as

Exhibit X10 – Kittitas County Noxious Weed List.

5. Animals [Find help answering animal questions](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

Birds: hawk, heron, eagle,
songbirds, other: Mammals: deer,
bear, elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other _

*There are no fish or shellfish on the site. Deer, bears and elk have been seen.
Songbirds, crows, and occasionally hawks have also been seen. Wolves, foxes, and
coyotes have not been seen but are known to be around the area.*

- b. List any threatened and endangered species known to be on or near the site.

None that are known.

- c. Is the site part of a migration route? If so, explain.

No, not one that is known by the applicant.

- d. Proposed measures to preserve or enhance wildlife, if any:

*All recreational vehicles, fuel, and waste will be properly maintained to preserve the
surrounding land as a safe area for wildlife. Wildlife viewing and birdwatching stations
will be set back at a safe distance.*

- e. List any invasive animal species known to be on or near the site.

None that are known.

6. Energy and Natural Resources [Find help answering energy and natural resource questions](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe

whether it will be used for heating, manufacturing, etc.

Mostly electric and possibly some propane and/or natural gas for heating and/or lighting the offices, community restrooms, activity center, outdoor fire, recreational trails, and other such uses.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The buildings and sites that are being planned will all meet the Washington State Energy Code.

7. Environmental Health [Find help with answering environmental health questions](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

Yes. There is a slight chance of spills and exposure to gas and diesel fuel. "Best practices," as they relate to the aforementioned risks, will be used to reduce the possible identified risks, as well as proper education for users and guests.

- 1) Describe any known or possible contamination at the site from present or past uses.

The site was a mining area for approximately 100 years. See Exhibit X13 for a brief history of the site. General mining waste could be present. The mine area that will be used by the project will be capped with various materials including but not limited to asphalt, clean fill, and various soils to enhance growing of selective vegetation.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. *None*

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Gas and diesel may be stored, as provided by Washington State Regulations.

- 4) Describe special emergency services that might be required.

In the rare case that emergency services might be needed, they would be fulfilled by first responders from Kittitas County Fire District 6 and other first responders with transport to the Kittitas Valley Hospital System.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

"Best safety practices" as generally accepted and proper education for users will be used to reduce environmental health hazards.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Besides the homesites surrounding the project and traffic noise from State Route 903, there is very little noise that will affect it.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

In the short term there will be construction noise including but not limited to machinery, back up warnings, logging, building sounds, hammering, generators, etc. Construction will be limited from 6 a.m. to 7 p.m.

In the long term there will be sounds of recreational vehicles and activities included but not limited to traffic and vehicle maintenance, recreational activities, and guest usage, which may include recreational activities, music, dining, and laughing. The

applicant is proposing a quiet time from 10 p.m. to 6 a.m. on weekday nights and midnight to 6 a.m. on Fridays, Saturdays, and holidays. See Exhibit X14 – Impact of Noise on Surrounding Properties for further information.

3) **Proposed measures to reduce or control noise impacts, if any:**

CCR's and facility rules will be developed that limit the type, level, and amount of noise created by the recreational use. See Exhibit X14 – Impact of Noise on Surrounding Properties for further information.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

Currently the property is vacant. See Exhibit X7 for the current aerial photo as provided by Google Earth.

See Exhibit X8 for a description of the surrounding properties. The area is mostly forested and dirt property with some private homesites as shown in Exhibit X7.

Additional traffic and the use of the property as discussed herein may affect the current properties. The proposed land uses are allowed within the zoning as a conditional use. The applicant will work with Kittitas County to create conditions to reduce the impact on the nearby and adjacent properties. For additional traffic information see Exhibit X9.

It is proposed by the applicant that the setbacks be doubled on the south side towards the residential housing location and that vegetation shielding be provided along the southern border of the property.

b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

The land is not currently and has never been commercial forest land or farmland. It is

believed that the land was logged over 100 years ago.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: *No*

c. Describe any structures on the site. *None*

d. Will any structures be demolished? If so, what? *No*

e. What is the current zoning classification of the site? *Rural Recreation*

f. What is the current comprehensive plan designation of the site? *Rural Recreation*

g. If applicable, what is the current shoreline master program designation of the site? *None*

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No

i. Approximately how many people would reside or work in the completed project?

It will be mostly short-term recreational users on site. Two to eight individuals may reside on the site as a manager and family. There may be one to ten full-time and some part-time individuals working on the project and amenities.

j. Approximately how many people would the completed project displace? *None*

k. Proposed measures to avoid or reduce displacement impacts, if any: *None*

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposal will meet all of the Washington State and Kittitas County regulations. The land is zoned rule recreation, and all uses that the applicant is applying for are allowed within the zone. The use proposed by this conditional use permit will be compatible with all other uses within the zone. The uses applied for in this application will be mitigated at the southern boundary of the main guest ranch area with increased vegetation screening.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: *There are none.*

9. Housing [Find help answering housing questions](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

There may be up to 15 primary full-time housing units built on site that would be for individuals working within the project area and the Roslyn Ridge Community.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *None*

- c. Proposed measures to reduce or control housing impacts, if any: *None*

10. Aesthetics [Find help answering aesthetics questions](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The height of the short-term cabin rentals units will be limited to 40 feet. The exterior of the buildings will be mostly natural materials including but not limited to wood, masonry, and metal.

- b. What views in the immediate vicinity would be altered or obstructed? *None*

- c. Proposed measures to reduce or control aesthetic impacts, if any: *None*

11. Light and Glare [Find help answering light and glare questions](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Lights may come from area lights, recreational vehicles, lodging facilities, and active users enjoying the area. Lights will be required to be down facing to protect the night sky. The most impact will be at night.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? *No*

- c. What existing off-site sources of light or glare may affect your proposal?

Surrounding homesites may emit off-site sources of light but would have no effect on the proposed project.

- d. Proposed measures to reduce or control light and glare impacts, if any:

See Exhibit X15 – Lighting and the Possibility of Generated Light Pollution for information on mitigating light pollution within the surrounding area.

12. Recreation [Find help answering recreation questions](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Recreation opportunities include but are not limited to hiking, biking, motor sports, snow sports, and water sports.

- b. Would the proposed project displace any existing recreational uses? If so, describe. *None*

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The project itself would provide indoor and outdoor recreation opportunities including but not limited to hiking, biking, and snow sports.

13. Historic and cultural preservation [Find help answering historic and cultural preservation questions](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. *None*
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

This site was used from the mid-1800s to the mid-1900s for mining activities. See Exhibit X13 for a brief history of the project area. No evidence of human burials, old cemeteries, or any areas of cultural importance on or near the site have been identified.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The Washington State Department of Archaeology and Historic Preservation, visits to the Roslyn Library, a visit to the Roslyn Mining Museum, discussions with local residents, and searching online.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

If any historical sites are encountered during the development of the proposal, development will stop, and the Department of Archaeology and Historic Preservation will be contacted.

14. Transportation [Find help with answering transportation questions](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on

site plans, if any.

State Highway 903, Patrick's Mine Road, and Ridgecrest Road. See Exhibit X9 – Traffic Study for further information.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? *No, None.*

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Improvements to Ridgecrest Road, a private road with access held by the applicant, and Patrick's Mine Road, a county on system road, may be made.

Currently there are no parking spaces on the project site to eliminate. Each RV site will have one parking spot and there will be additional parking areas in and around the main guest area. Each individual lodging facility and tent site will have a minimum of one parking space per unit.

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. *No.*

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

See Exhibit X9 – Traffic Study for further information. If required a transportation concurrency study will be completed during the pulmonary approval process, which will meet to the Kittitas County Standards.

- f. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. *No.*

- g. Proposed measures to reduce or control transportation impacts, if any:

Transportation impacts, if any, will be evaluated in coordination with the reviewing agency during subsequent project review, final engineering, and/or permitting. The applicant will implement reasonable and required measures to reduce or control transportation impacts as determined necessary by the applicable reviewing authority, which may include access improvements, parking management, signage, construction

traffic controls, or other mitigation measures identified through that later review process.

15. Public Services [Find help answering public service questions](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

As the number of recreational users and tourists using State Route 903 corridor for recreation increases, there will be a larger number of active consumers in a condensed area. Due to this, there may be an increased need for public services in this specific area. First responders may be utilized as use of recreation equipment increases. Accidents will be treated by Kittitas County Health Care. Schools will not be impacted as there only a few homes on the project for employees.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Initial stages of construction will include preventative measures to ensure added safety as required by the Washington State Department of Labor and Industry. Once the facility is operational, staff will be trained in first aid procedures. Increased taxes including but not limited to property taxes, sales taxes, and lodging taxes will be directed by Kittitas County, at their discretion and as needed, to support activities around SR 903. See Exhibit X12 – Tax Information for further information.

16. Utilities [Find help answering utilities questions](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _

Electricity by Puget Power

Water by Evergreen Valley Water System

Refuse Service by Roslyn Ridge and the Kittitas County Transfer Station

Telephone and Data by Inland Telephone and R&R Cable

Sanitary Sewer & Septic System by Evergreen Valley Sewer System

- b. Describe the utilities that are proposed for the project, the utility

providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity by Puget Power

Water by Evergreen Valley Water

Refuse Service by Roslyn Ridge and the Kittitas County Transfer Station

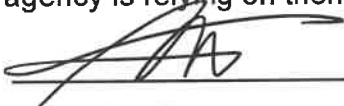
Telephone and Data by Inland Telephone and R&R Cable

Sanitary Sewer & Septic System by Evergreen Valley Sewer System

All of utilities listed above have their main lines to the property boundary. Underground construction will be required to extend these utilities to each newly created parcel.

C. Signature [Find help about who should sign](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____

Name of signee Pat Deneen

Position and Agency/Organization Project Manager

Date Submitted: 6-12-2026

D. supplemental sheet for nonproject actions [Find help for the nonproject actions worksheet](#)

THIS IS A PROJECT ACTION SO THERE ARE NO REPONSES TO THE FOLLOWING QUESTIONS.

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or

at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

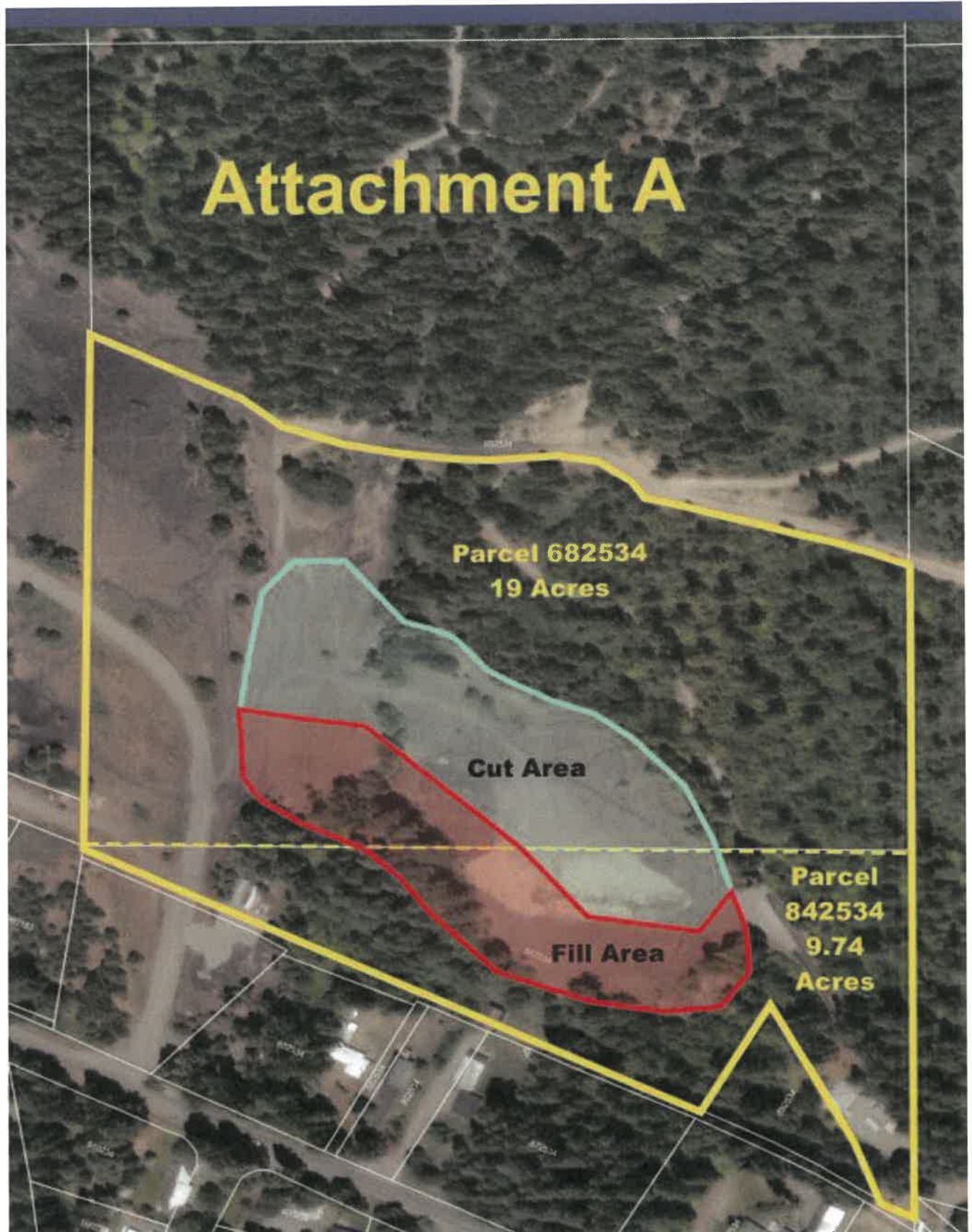
Proposed measures to avoid or reduce shoreline and land use impacts are:

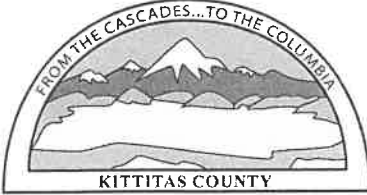
6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Attachment A





KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES

Receipt Number: CD26-01155

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / <https://www.co.kittitas.wa.us/cds/> /

Payer/Payee: BLUE JAY LAND COMPANY LLC
304 W 1ST ST
CLE ELUM WA 98922-1074

Cashier: JESSIE ROSENOW
Payment Type: CHECK (2005)

Date: 06/12/2026

SE-26-00007

SEPA

UNKNOWN

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
SEPA Checklist (Health)	\$260.00	\$260.00	\$0.00
SEPA Checklist	\$600.00	\$600.00	\$0.00
SEPA Review (PW)	\$950.00	\$950.00	\$0.00
SE-26-00007 TOTALS:	\$1,810.00	\$1,810.00	\$0.00
TOTAL PAID:		\$1,810.00	