

From: [Murray, Jamie C \(BPA\) - TERR-KALISPELL](#)
To: [Zach Torrance-Smith](#)
Subject: RE: CU-26-00001 Jentges - Notice of Application
Date: Tuesday, April 14, 2026 2:17:43 PM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Zach,

BPA has reviewed the proposed plat and does not have any facilities within this area. BPA has no comments at this time.

Thank you for the opportunity to review.

Jamie C. Murray
[BONNEVILLE POWER ADMINISTRATION](#)
[DEPARTMENT OF ENERGY](#)

Realty Specialist | Real Property Field Services | TERR-Kalispell
jcmurray@bpa.gov | 406-751-7820 office | 406-309-1398 cell

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>

Sent: Friday, April 10, 2026 3:20 PM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Samantha Cox <samantha.cox@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; Haley Mercer <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; sepa@dahp.wa.gov; enviroreview@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; kozj@yakamafish-nsn.gov; batt@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; Jordan Bovee <jordan.bovee.hsy@colvilletribes.com>; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; Karen Capuder <karen.capuder.adm@colvilletribes.com>; Kiana Sam <kiana.sam.adm@colvilletribes.com>; steve@snoqualmtribe.us; dahp@snoqualmtribe.us; adam@snoqualmtribe.us; Mau, Russell E (DOH)

<Russell.Mau@DOH.WA.GOV>; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV;
FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; rand461@ECY.WA.GOV; Downes, Scott G
(DFW) <Scott.Downes@dfw.wa.gov>; Jennifer.Nelson@dfw.wa.gov;
Cassandra.Weekes@dfw.wa.gov; rivers@dnr.wa.gov; luke.warthen@dnr.wa.gov;
SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; Moody, Amanda (DNR)
<Amanda.Moody@dnr.wa.gov>; lhendrix@usbr.gov; jhoff@usbr.gov; ken.graham@parks.wa.gov;
john.ernster@parks.wa.gov; rachel.mazzacavallo@parks.wa.gov; real.estate@parks.wa.gov;
kimberly.larned@usda.gov; Jenae.N.Churchill@usace.army.mil; Jacob.Prilucik@wsdot.wa.gov;
SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; Murray, Jamie C
(BPA) - TERR-KALISPELL <JCMurray@bpa.gov>; Castle, Angela C (CONTR) - TERR-PASCO
<ACCastle@bpa.gov>; Connell, Valorie L (BPA) - TERR-PASCO <vlconnell@bpa.gov>; Rodgers, Deborah
(CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; rightofway@pse.com;
brooksideconsulting@gmail.com; sara@krdistrict.org; johnsond@kvfr.org; Jeremy Haberman
<habermanj@kvfr.org>; KVFR Fire Prevention <prevention@kvfr.org>; D.J. Goldsmith
<goldsmithd@kvfr.org>; Chris Moen <moenc@kvfr.org>; kim.snider@esd401.org;
leslee.caul@esd401.org; angela.garrettgordon@esd401.org; carol.chrisman@esd401.org;
traci.russell@esd401.org
Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>;
Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>
Subject: CU-26-00001 Jentges - Notice of Application

Good afternoon,

CDS is requesting comments on the following Conditional Use Permit application: CU-26-00001 Jentges.

Links to the file materials can be found below. The comment period will end on **May 1, 2026, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date.

Please let me know if you have any issues accessing the materials.

Internal Links: [CU-26-00001 Jentges](#)

External Links: [CU-26-00001 Jentges](#)

If the links above do not work, please go to the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “**Conditional Use Permits**” and then the project file number “**CU-26-00001 Jentges**”.

Zach Torrance-Smith

Planner I
Kittitas County Community Development Services
411 N. Ruby St., Suite 2
Ellensburg, WA 98926
P: 509-962-7079
zach.torrancesmith@co.kittitas.wa.us

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

From: [Jordan Bovee](#)
To: [Zach Torrance-Smith](#)
Cc: SEPA@dahp.wa.gov; [Amelia Stanger](#)
Subject: Re: CU-26-00001 Jentges - Notice of Application
Date: Tuesday, April 21, 2026 2:02:28 PM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hi Zach,

This review is in response to the Conditional Use Permit application: CU-26-00001 Jentges. After our review of the proposal, the CTCR has no concerns regarding the potential of this CU to impact resources of cultural, historic, and/or religious significance.

Thank you,

Jordan Bovee | Archaeologist
CTCR History/Archaeology Program
jordan.bovee.hsy@colvilletribes.com
Desk Phone: 509-634-2690
Mobile Phone: 509-631-1131

PO Box 150

Nespelem, WA 99155



On Fri, Apr 10, 2026 at 2:20 PM Zach Torrance-Smith
<zach.torrancesmith@co.kittitas.wa.us> wrote:

Good afternoon,

CDS is requesting comments on the following Conditional Use Permit application: CU-26-00001 Jentges.

Links to the file materials can be found below. The comment period will end on **May 1, 2026, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date.

Please let me know if you have any issues accessing the materials.

Internal Links: **CU-26-00001 Jentges**

External Links: [CU-26-00001 Jentges](#)

If the links above do not work, please go to the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “**Conditional Use Permits**” and then the project file number “**CU-26-00001 Jentges**”.

Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

Ellensburg, WA 98926

P: 509-962-7079

zach.torrancesmith@co.kittitas.wa.us

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.



To Protect and Promote the Health and the Environment of the People of Kittitas County

To: All Staff
From: Environmental Health
Date: April 22, 2026
Subject: CU-26-00001 Jentges

Drinking Water	<ul style="list-style-type: none">Proposed activities classify this project as a Group water system. Because the source is not limited to a single-family dwelling, requirements include mandated water testing, a 100-foot sanitary control area, and formal state approval and inspection. Please reach out to Kittitas County Public Health for additional guidance. This well may need to be relocated into another area to obtain the necessary setbacks.
Wastewater	<ul style="list-style-type: none">A review of the original septic design may be necessary to ensure it is sufficient for the proposed project and proposed amount of people it may serve. Please contact KCPHD with any questions regarding these requirements.



May 1, 2026

To: Kittitas County Community Development
Attn: Zack Torrance-Smith, Staff Planner

From: Richard Rawlings
860 Alford Rd.
Ellensburg, WA 98926

RE: Jentges Conditional Use Permit (CU-26-00001)

Thank you for the opportunity to comment on the proposed Condition Use Permit; File No. CU-26-0001 (Jentges Property). We in no way wish to insult or demoralize the Jentges as people and as our neighbors. We applaud their goals to help people in need of therapy, comfort, and betterment.

We would likely not object to the Applicant's pursuit of a **Small-Scale Event Facility** under an Administrative Condition Use Permit available with the prescriptive conditions of **17.08.490** and **17.15.0060.2 Footnotes (44)**: *Use shall not exceed 10,000 square feet and no more than eight events shall occur within a calendar year.* However, these prescriptive conditions are apparently too restrictive for the proposed use of the property by the Applicants, and they have chosen to apply for a CU permit with a hearing. We therefore request specific conditions be attached to the Condition Use Permit should it be approved by the County.

We are concerned not only with the immediate impacts of the Applicant's proposal, but also with the use of the property under an approved CU permit by the next owner of the Applicant's property, as well as any diminution of value to our property. Without permit conditions, the next owner may increase the proposed intensity of use, increasing the impacts to our enjoyment of our property.

We see this proposal as a service-business use of the property; the invitation to the public to engage in a variety of activities, for a fee or not, potentially including, but not limited to:

Fundraising Events
Fundraising Appreciation Events
Corporate Retreats

Petting Zoo
School Field Trips
Riding Lessons
Animal Husbandry Lessons
Gardening Parties/Lessons
Birthday Parties
Weddings
Seminars
Art Instruction
Graduation Events

(All in an open-air setting)

Sights and Sounds of Concern:

Cheering
Applause
Amplified Public Address
Amplified Music
Groups of Children (happy and not God love them)
Commercial Refuse Bin(s) Servicing
Car Motors and Doors (including accelerating after leaving the driveway to be at 50 mph)
Visual Disturbance
Alcohol?
Lighting/Glare

Safety Concerns:

Daily or peak trips entering/exiting a 50 mph two lane road are unknown based on the available application materials. The CU application shows two driveways that are 100' apart on Allford Road, one existing and one new. Our driveway to Alford Rd. serves two homes and is within 250' feet of the recently installed driveway at the Applicant's property.

We understand Public Works has provided comments to the file on 5/30, but those are not posted at is time so we cannot respond to those. In a call to Public Works they identified a variance and/or conditional access permit for commercial use will be required for the non-agricultural uses proposed (our phrasing), as well as a traffic memo addressing traffic volumes, times, sight distances etc. at some point prior to CU approval.

Flood Concerns:

Public Works has been drafting an updated flood map which we understand will expand the flood plain south of Alford Rd. affecting both the Applicant's property and ours (currently not in a flood plain). These maps have not been issued and will take several months if not years to clear the FEMA map amendment process. The significance of this to the application is unknown to us.

Sensitive Areas Concerns:

According to the County maps, the Applicant's property is likely severely constrained by wetlands. Have wetlands been classified and appropriate buffers assigned? There has been clearing of downed trees and brush in preparation for sod or seeded lawn in and within feet of standing water on the property.

Direct Impacts:

Our home is less than 100' from the proposed open-air event area, horse arena and the "riding academy", and pasture uses that presumably will be for on-saddle riding by guests. We understand that the yoga meadow activities will be directed by a nonresident instructor/practitioner.

We are also within 225' of the "Barn" described in the Narrative as animal occupied. We are concerned that this 2,000-sf building may be used in the future for large group occupancy unless conditioned otherwise by the CU Permit.

Parking for 25 cars is apparently proposed. This would indicate at least 25 and perhaps as many as 75 people could be on the Applicant's property at any given time.

Surrounding Context:

The area surrounding the Applicant's and our properties for thousands of acres is grazing land, with little to no human sounds. I don't think there are any other businesses, event facilities, or other public accommodation properties other than two fall season u-pick pumpkin fields within 5 miles. There are no substantial hay cultivation farms within miles. In this "neighborhood" there is literally only the sound of cows and nature, with an occasional car or airplane in the distance. It is eerily, but comfortably, quiet. This peaceful environment is OUR therapy, relaxation, meditation, and quite personal rejuvenation.

We do not expect a noise free life, and except that all our neighbors may at some time have family reunions, birthday parties, graduation parties, summer picnics, etc. But every day, every week, or every month is a very different animal.

We met briefly with the Applicants on the 29th of April to discuss their proposal and hear more about their intent and plans. We suggested the Applicant prepare an operational program detailing hour of use, days of use, maximum occupancies, types of use, etc. that could be the foundation of permit conditions that mitigate the immediate impacts as well as to curb expansion of the use by future owners. We would like to have agreed upon conditions prior to the Staff Report and have a positive, consensual position at the public hearing. We invite the Applicant to further engage in this effort.

Thank you for your consideration,

RRawlings

Richard Rawlings
860 Alford Rd.



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
Telephone: (509) 575-2740 • Fax: (509) 575-2474

May 1, 2026

Zach Torrance-Smith
Community Development Services
Kittitas County
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

SUBJECT: WDFW COMMENTS ON JENTGES CONDITIONAL USE PERMIT (CU-26-00001)

Dear Mr. Torrance-Smith,

Thank you for the opportunity to comment on the conditional use permit for the Jentges small scale agricultural event facility proposed at 730 Alford Road, parcel numbers 474234 and 414234. The Washington Department of Fish and Wildlife (WDFW) has reviewed the application materials available on file, and we have specialized knowledge of the wildlife and critical areas surrounding the project area. As an agency of expertise, we offer the following comments to be considered as part of this review and determination process.

While we appreciate the critical areas map that was provided with the online materials, there does not seem to be a detailed critical areas report associated with this application to evaluate potential impacts to critical areas. Mercer Creek is a fish bearing stream and a distributary stream of Wilson Creek on the Wilson-Naneum Alluvial Fan. Native fish and freshwater mussels are present throughout Mercer Creek. The site plans provided with the application accurately show the main channel of Mercer Creek as "Stream", but they do not identify the two nearby high flow or flood relief channels that also convey flood waters (see Figure 1).

The application materials reference removal of underbrush to increase usable land, but few details exist as to where this will occur relative to the Riparian Management Zone associated with Mercer Creek in the County's Critical Areas Ordinance (KCC 17A.04.030). We understand that some structures already exist on site and that some new uses are proposed. What is not clear is how the critical areas have been identified and how they will be protected with approval of this conditional use permit.

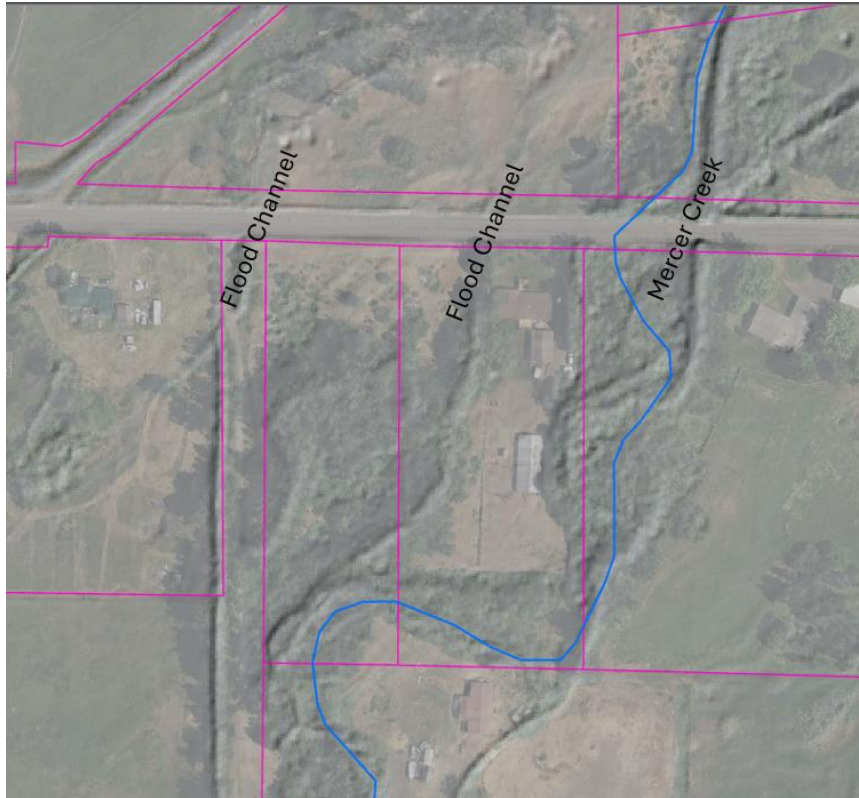


Figure 1. This image shows Mercer Creek flowing north to south near the eastern boundary of the project area and two flood channels west of the main channel.

To further understand the impacts to critical areas, particularly Fish and Wildlife Habitat Conservation Areas, WDFW requests a site visit with the applicant and the County. A mitigation, monitoring, and restoration plan should be prepared in consultation with WDFW as a condition of approval.

Thank you for the opportunity to comment and for the County's commitment to protecting critical areas. Please let me know if there are any questions about our comments and we look forward to working together on this project. I can be reached by phone at (509) 961-6639 or email at Jennifer.nelson@dfw.wa.gov.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Nelson".

Jennifer Nelson
Fish and Wildlife Biologist

Kittitas County Development Services
Re: Application CU-26-00001:

To Whom It May Concern:

I am choosing to go on record as being opposed to the conditional use permit listed above. I find that as a neighbor, situated adjacent to the intended changed use of the listed property, that there are far too many unaddressed issues involved here. The current designated use is "Ag-20". I think it should be apparent, and clear, that AG is meant to be agricultural endeavors, i.e. livestock raising for either personal or commercial purposes or the raising of farm crops.

I am not question the motives of the applicants, only their choice of location. As a resident of the same location for over four decades I never imagined my home would be subject to accommodate a "Small Scale Event Facility". What does that term mean? Who defines small?

I am told that the owner has stated that they will have parking for up to 25 vehicles. Does that mean the facility could, at some point, allow full size buses. Has anyone considered the fact that Alford Road is a narrow, unimproved county road, barely wide enough for a swather and a normal size vehicle to pass.

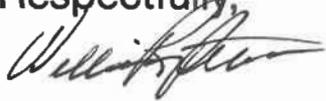
Other considerations which are of concern are, livestock overcrowding, liability coverage should fencing fail and neighboring property damage, hours/days of operation, lighting and or noise restrictions, safety of participants when close to animals, designated

wetlands protections. danger of falling Cottonwood trees during windstorms (which I have witnessed many times).

The applicants have recently removed a section of common fence line without notifying me. If and when they plan to replace said fence I will require it to be located on the legal surveyed property line which staked by the surveyor. The older fence had encroached by 15-17 feet onto my property. This issue will have to be addressed pending approval or denial of the CU application.

I have always held to the belief that the laws of the county, regarding land use, are there for good reason. They should not be circumvented by legal loopholes. It seems that a designation of conditional use is open to such a broad interpretation that practically any defined meaning of AG-20 could be altered. Consideration of impact should be afforded everyone. My intention is not to thwart anyone's well intentioned plans. It is however, to help maintain a decades long farming tradition and lifestyle. Resp

Respectfully,



William R. Peterson
862 Alford Road
Ellensburg, WA 98926

From: [Mau, Russell E \(DOH\)](#)
To: [Zach Torrance-Smith](#)
Cc: [Melissa Schumaier](#)
Subject: RE: CU-26-00001 Jentges - Notice of Application
Date: Monday, April 13, 2026 9:51:37 AM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Mr. Torrance-Smith:

The Department of Health (DOH) Office of Drinking Water (ODW) has reviewed the application, generating the following comments:

1. Do guests have access to on-site water for rest-room usage or for hand-washing or filling water bottles for human consumption?
2. If “yes”, how many guests are expected: per day, per week, per month, across the entire year?
3. Confirmation of the total number of buildings that have water and the number of hydrants placed around the site.
4. Based on the above, DOH ODW can determine if this would be a public water system and be Group A or Group B.

Thanks,

Russell E. Mau, PhD, PE

Engineer

Office of Drinking Water

Washington State Department of Health

Russell.Mau@doh.wa.gov

www.doh.wa.gov | 509-329-2116

From: Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>

Sent: Friday, April 10, 2026 2:20 PM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; adminstaff@kittcom.org; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Laura Kukes <laura.kukes@co.kittitas.wa.us>; Public Health Inspectors

<PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; Jackie Sharp <jackie.sharp@co.kittitas.wa.us>; Cox, Samantha (DOHi) <samantha.cox@co.kittitas.wa.us>; Rebecca Cruse <rebecca.cruse.pw@co.kittitas.wa.us>; Josh Fredrickson <josh.fredrickson@co.kittitas.wa.us>; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <steph.mifflin@co.kittitas.wa.us>; DOR CU Kittitas <haley.mercer@co.kittitas.wa.us>; Christy Garcia <christine.garcia@co.kittitas.wa.us>; ken.edwards@kittitaspud.com; DAHP SEPA <sepa@dahp.wa.gov>; enviroreview@yakama.com; jessica_lally@yakama.com; noah_oliver@yakama.com; casey_barney@yakama.com; Jeff Kozma <kozj@yakamafish-nsn.gov>; batt@yakamafish-nsn.gov; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; Jordan Bovee <jordan.bovee.hsy@colvilletribes.com>; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; Karen Capuder <karen.capuder.adm@colvilletribes.com>; Kiana Sam <kiana.sam.adm@colvilletribes.com>; steve@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.us; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; Petropoulos, Terra (ECY) <tebu461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; ECY RE Former Orchards <formerorchards@ECY.WA.GOV>; Neet, Wendy (ECY) <wnee461@ECY.WA.GOV>; Anderson, Ryan (ECY) <rand461@ECY.WA.GOV>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; Weekes, Cassandra L (DFW) <Cassandra.Weekes@dfw.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; Warthen, Luke (DNR) <Luke.Warthen@dnr.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; MAUNEY, MARTY (DNR) <MARTIN.MAUNEY@dnr.wa.gov>; Moody, Amanda (DNR) <Amanda.Moody@dnr.wa.gov>; lhendrix@usbr.gov; jhoff@usbr.gov; Graham, Ken (PARKS) <Ken.Graham@PARKS.WA.GOV>; Ernster, John (PARKS) <John.Ernster@PARKS.WA.GOV>; Mazzacavallo, Rachel (Parks) <Rachel.Mazzacavallo@PARKS.WA.GOV>; Real Estate (Parks) <Real.Estate@parks.wa.gov>; kimberly.larned@usda.gov; Jenae.N.Churchill@usace.army.mil; Prilucik, Jacob <jacob.prilucik@wsdot.wa.gov>; SCPlanning@wsdot.wa.gov; AviationLandUse@wsdot.wa.gov; CMOlcese@bpa.gov; Murray, Jamie C (BPA) - TERR-KALISPELL <JCMurray@bpa.gov>; Castle, Angela C (CONTR) - TERR-PASCO <ACCastle@bpa.gov>; vlconnell@bpa.gov; dxrogers@bpa.gov; rightofway@pse.com; brooksideconsulting@gmail.com; sara@krdistrict.org; johnsond@kvfr.org; Jeremy Haberman <habermanj@kvfr.org>; KVFR Fire Prevention <prevention@kvfr.org>; Kittitas County Fire District #2 (DNR) <goldsmithd@kvfr.org>; Chris Moen <moenc@kvfr.org>; Kim Snider <Kim.Snider@esd401.org>; leslee.caul@esd401.org; angela.garrettgordon@esd401.org; carol.chrisman@esd401.org; traci.russell@esd401.org

Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Ellie Myers <ellie.myers@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>

Subject: CU-26-00001 Jentges - Notice of Application

External Email

Good afternoon,

CDS is requesting comments on the following Conditional Use Permit application: CU-26-00001 Jentges.

Links to the file materials can be found below. The comment period will end on **May 1, 2026, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date.

Please let me know if you have any issues accessing the materials.

Internal Links: [CU-26-00001 Jentges](#)

External Links: [CU-26-00001 Jentges](#)

If the links above do not work, please go to the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “**Conditional Use Permits**” and then the project file number “**CU-26-00001 Jentges**”.

Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

Ellensburg, WA 98926

P: 509-962-7079

zach.torrancesmith@co.kittitas.wa.us

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

From: [Timothy Batin](#)
To: [Zach Torrance-Smith](#)
Subject: Re: CU-26-00001 Jentges - Notice of Application
Date: Monday, April 20, 2026 10:02:48 AM

CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

The project, [CU-26-00001 Jentges](#), Lies within the Ceded lands/ Usual & Accustomed Area of the Confederated Tribes and Bands of the Yakama Nation. The project review didn't yield any new information that would require further investigation of the potential impacts on Archaeological/Cultural Resources.

Thank You,

Timothy Batin, TFW Archaeologist, Yakama Nation Fisheries

On Fri, Apr 10, 2026 at 2:20 PM Zach Torrance-Smith
<zach.torrancesmith@co.kittitas.wa.us> wrote:

Good afternoon,

CDS is requesting comments on the following Conditional Use Permit application: CU-26-00001 Jentges.

Links to the file materials can be found below. The comment period will end on **May 1, 2026, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date.

Please let me know if you have any issues accessing the materials.

Internal Links: [CU-26-00001 Jentges](#)

External Links: [CU-26-00001 Jentges](#)

If the links above do not work, please go to the CDS website at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “Conditional Use Permits” and then the project file number “CU-26-00001 Jentges”.

Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

Ellensburg, WA 98926

P: 509-962-7079

zach.torrancesmith@co.kittitas.wa.us

If this is about a Public Records request, please go to <http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.



KITITAS COUNTY

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: All Staff
FROM: Public Works Plan Review Team
DATE: April 30, 2026
SUBJECT: CU-26-00001 Jentges

ACCESS	<ol style="list-style-type: none"> 1. An approved access permit for commercial access shall be required from the Kittitas County Department of Public Works prior to creating any new driveway access or altering an existing access. Paved approach is required. 2. Driveways over 150' in length will be required to be a minimum of 16' wide with 2' of clear zone on each side and meet the standards of Appendix D of the International Fire Code for IFC Turnarounds/Kittitas County Road Standard 5 and 6. 3. Per Kittitas County Code, only one access is permitted. A Road Variance application will need to be applied for 2 access or to change the agricultural access to commercial access. Road Variance does not guarantee second access. 4. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses. <p>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. (RC)</p>
ENGINEERING	<p>Except as exempted in KCC 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). (CBP)</p>
SURVEY	<p>There are no survey comments regarding this application. (JT)</p>
TRANSPORTATION CONCURRENCY	<p>Please provide a scoping letter so a courtesy screening may be completed to determine if TIA is required. Scoping letter should include quantity of vehicles throughout the entire operation hours, quantity of vehicles in the peak hour of operation, and estimated number of vehicles arriving and departing East and West. Vehicles in scoping letter should include all vehicles such as delivery vehicles, employees, customers, etc.</p>

FLOOD	While parcels 414234 and 474234 are not currently mapped within the 100-year floodplain, Kittitas County Public Works and the City of Ellensburg have been working on a flood map revision for Whiskey and Mercer Creeks that will affect this property. A draft map has been provided to the applicant for reference. Additional information will be available as the map is refined for FEMA approval. (SC)
WATER MITIGATION/ METERING	Water mitigation is not required since the project as proposed will not be changing the existing use of ground water established by the single-family residence. (SC)
AIRPORT	This property is not located in the Airport Overlay Zone.

Please contact Kittitas County Public Works (509) 962-7523 with any questions.