



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

ZONING CONDITIONAL USE PERMIT APPLICATION

(Proposing a use, such as a Bed & Breakfast or Campground, per KCC 17.15 & 17.60A)

A **preapplication conference is REQUIRED** per KCC 15A.03.020 for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- A scaled site plan showing lot area, proposed/existing buildings, setbacks, points of access, roads, parking areas, water system components, septic-tank, drainfield, drainfield replacement area, areas to be cut and/or filled, and natural features (i.e. contours, streams, gullies, cliffs, etc.)
- SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800) (Pick-up SEPA Checklist form if required)
- Project Narrative responding to Questions 9-12 on the following pages.

APPLICATION FEES

\$3,430.00	Kittitas County Community Development Services (KCCDS)
\$1,215.00*	Kittitas County Public Works
\$329.00	Kittitas County Fire Marshal
\$260.00	Kittitas County Environmental Health
\$5,234.00	Fees due for this application when SEPA is <u>not</u> required (One check made payable to KCCDS) *5 hours of review included in Public Works Fee. Additional review hours will be billed at \$243 per hour.
\$7,044.00	Fees due for this application when SEPA is required (SEPA fee: \$1,810.00)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): *Jessie Rosenow*

DATE: 3/31/26

RECEIPT # CD26-00606

RECEIVED

MAR 31 2026

Kittitas County CDS

DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

GENERAL APPLICATION INFORMATION

1. Name, mailing address and day phone of land owner(s) of record:

Landowner(s) signature(s) required on application form.

Name: Daniel & Kristen Jentges
Mailing Address: 730 Alford Rd.
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 406-222-7972
Email Address: kristenjentges@gmail.com

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:

If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

3. Name, mailing address and day phone of other contact person

If different than land owner or authorized agent.

Name: _____
Mailing Address: _____
City/State/ZIP: _____
Day Time Phone: _____
Email Address: _____

4. Street address of property:

Address: 730 Alford Rd.
City/State/ZIP: Ellensburg, WA 98926

5. Legal description of property (attach additional sheets as necessary):

6. Tax parcel number: 4742348414234

7. Property size: 4.73 (acres)

8. Land Use Information:

Zoning: AG-20 Comp Plan Land Use Designation: Rural-Working

9. Proposed Water System (as defined by KCC 13.03) NOTE: Show location of water system on site plan.

Group A Group B Individual Shared Cistern Other: _____

PROJECT NARRATIVE

Include responses as an attachment to this application

10. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, description of water system, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.

11. **Provision of the zoning code applicable:** KCC 17-15-060

12. **A conditional use or administrative conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria from KCC 17.60A.015 is met for this particular project (attach additional sheets as necessary):**

- A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood. *YES*
- B. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that: *YES*
 - i. It will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or *YES*
 - ii. The applicant shall provide such facilities; or *YES*
 - iii. The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment. *YES*
- C. The proposed use complies with relevant development standards and criteria for approval set forth in this title or other applicable provisions of Kittitas County Code. *YES*
- D. The proposed use will mitigate material impacts of the development, whether environmental or otherwise. *YES.*
- E. The proposed use will ensure compatibility with existing neighboring land uses. *YES.*
- F. The proposed use is consistent with the intent and character of the zoning district in which it is located. *YES.*
- G. For conditional uses outside of Urban Growth Areas, the proposed use:
 - i. Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands; *YES*
 - ii. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(16**)); *YES*
 - iii. Requires only rural government services; and *YES.*
 - iv. Does not compromise the long term viability of designated resource lands. *YES.*

**PLEASE NOTE THAT RCW 36.70A.030(16) IS THE CORRECT CITATION IT IS INCORRECTLY CITED IN KCC 17.60A.015.7(B). THIS WILL BE CORRECTED DURING THE 2019 ANNUAL DOCKET PROCESS.

AUTHORIZATION

13. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)


Date:

X 

3/27/26

Signature of Land Owner of Record
(Required for application submittal):

Date:

X 

3/27/26

Proposed Conditional Use

Riding Academy and Agricultural Event Center

Zoning: AG-20, Kittitas County

Existing Use of Structures

The project will primarily utilize existing structures on the property, construction.

- 20 f t x 30 f t Shop (All-Purpose Agricultural Space):

The existing shop will be used as a flexible, all-purpose agricultural space. Open bays maybe utilized for small classes or gatherings to provide shelter from inclement weather such as rain or wind.

- 28 ft x 68 ft Barn:

The existing barn houses horses and donkeys used in agricultural and equine-related activities.

- Residential Home:

The residence is currently occupied by the Jentges family and will remain a single-family.

- 10x20 Gazebo:

All purpose space next to the Round pen pre and post equine therapy sessions, maybe used to house small group activities.

- 4x6 Mobile Chicken Coop:

A mobile poultry coop will be used for sustainable agriculture education and poultry management.

- 8x12 Green House:

Grow plants to sell and plant in gardens. Teach individuals and small groups assorted benefits associated with gardening and agriculture.

- Open field space west side property:

Hold small group and small group recreational activities such as yoga, aerobic activity, art like painting in the meadow and other activities.



Kittitas County CDS

Site Plan and Property Improvements

- Improve and repair fencing along the entire property perimeter.
- Set up garden beds to south side of house. Develop a sustainable gardening program, including composting systems and compost-piles.
- Improve pasture grasses to support grazing.
- Remove underbrush to increase usable land for agricultural purposes, including pasture and grazing on the west side of the property.
- Use Field to west side of the barn to offer riding lessons and equine related activities. Maintenance as needed.
- Perform general maintenance on the existing horse barn shop, property, and structures.

Funding-Permitting Improvements

Subject to available funding, the following upgrades are planned:

- Renovation of roofing on all three existing structures.
- Installation of water lines with frost-free hydrants located:
 - Next to the horse barn
 - Near field enclosures
 - Near the round pen
- Electrical system upgrades in both the barn and shop.
- Installation of an on-demand water heater in the barn.

Additional Information

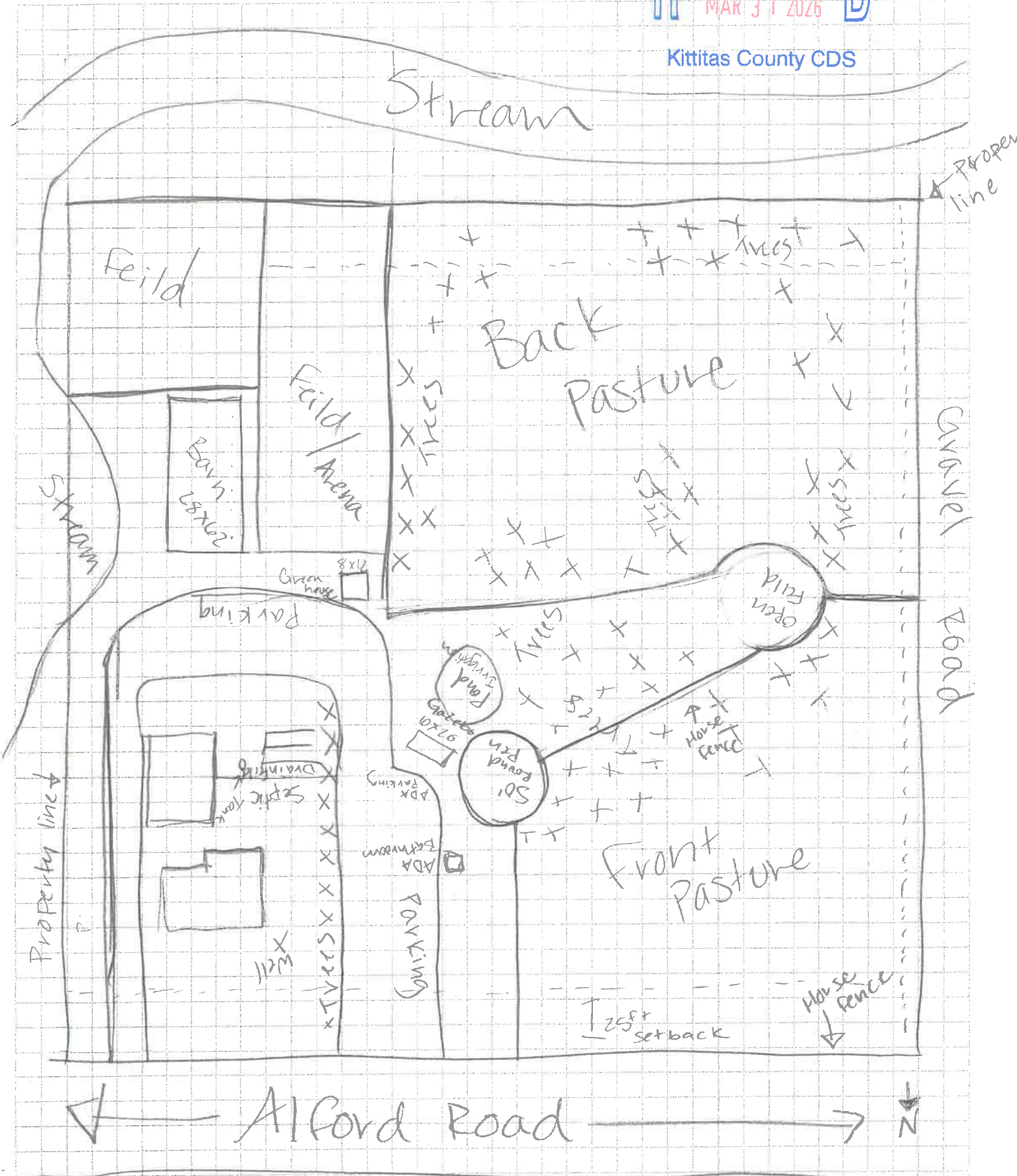
Index 1

Legal Description of Properties:

A portion of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$
of Sec. 7, TWP. 18, RGE. 19
in Kittitas County, WA.

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□ = 10ft

NO New Bldg. Proposed



KITTITAS COUNTY FIRE MARSHAL'S OFFICE

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
Fire Marshal (509) 962-7000 Deputy Fire Marshal (509) 962-7657

January 28, 2026

Fire Marshal comments
Quiet Cadence Farm
PM-26-00002

PLANNER NAME, Project Planner

This application was reviewed by Dan Young in the Fire Marshal's Office. Dan can be reached at (509) 962-7000 or e-mail at Dan.Young@co.Kittitas.wa.us. Where there are difficulties in meeting these conditions or if additional information is required, contact Dan in the Fire Marshal's office immediately.

Building construction occurring subsequent to this application shall be in accordance with the provisions of the county's building and fire codes. Additional specific requirements may be made at the time of building construction as a result of the permit review and approval process.

Depending on information to determine the occupancy or change in occupancy, minimum fire flow in the amount of 1500 gallons per minute supplied for 120 minutes duration may be required for this application. Prior to obtaining building permits, submit proof from the water purveyor indicating that the required fire flow is available at the site. Water mains supplying fire flow and fire hydrants shall be installed, approved and operational prior to the commencement of combustible building construction. Fire flow is based on the type construction and size of the building.

Fire apparatus access is required for this application. The roadways and maneuvering areas as indicated in the application do not adequately provide required fire apparatus access. 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. Access roads shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building.

Approved fire apparatus turnarounds are required for this project. The indicated provisions for turning around fire apparatus are not adequate. Provide a turnaround meeting the requirements of the International Fire Code Appendix D.

No gate may be installed across a required fire department access road or driveway without first obtaining a permit from the fire marshal's office. Inspection and testing of the gate will be required.

New and existing buildings must have approved radio coverage for emergency responders as outlined by Section 510 of the fire code and may require the installation of an Emergency Responder Radio Coverage System (ERRCS). Proof of adequate radio coverage will be required. A separate permit is required to install or modify an ERRCS and related equipment. For more information, contact KITTCOM at (509)925-8537.

Dan Young
Fire Marshal

These comments are based on the information provided with the pre-application materials. Any revision to the proposal may change the Fire Marshal comments.

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

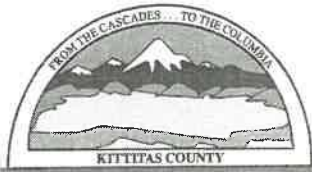
411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"



To: Kristen & Daniel Jentges (Applicants & Landowners)
Quiet Cadence (Nonprofit Organization)

Date: January 28, 2026

From: Zach Torrance-Smith, Planner I
(509) 962-7079, zach.torrancesmith@co.kittitas.wa.us

Subject: PM-26-00002 Quiet Cadence Farm - Pre-Application Meeting, CDS Planning Notes

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Proposal:

This memo refers to the proposed Riding Academy/Agricultural Event Center located at 730 Alford Rd., Northeast of Ellensburg.

Zoning

The subject properties are parcels #414234 & #474234 and are zoned Agriculture-20 with a Rural-Working land use designation. The setbacks for this zoning designation are 25' for the Front Yard, 5' for the Side Yards, and 25' for the Rear Yard.

The subject property is not located within an Urban Growth Area or a LAMIRD, it is located approximately 2.82 Miles Northeast of Ellensburg, WA.

Critical Areas

A desktop review of the parcels found the presence of critical areas on-site. There is no Hazardous Slope present. There are potential wetlands present on the property. If the applicants intend to build within 205 ft. of these potential wetlands, it will be necessary to have a Single-Family Wetland Report completed by a Qualified Professional. The KRD irrigation district encompasses the subject parcel. A Type-9 (U) stream runs through the property as well. This stream has a 115 ft. structural setback that will need to be adhered to. If the applicants wish to build closer than 115 ft., the applicants will need to contact the Washington State Dept. of Fish & Wildlife to potentially have them conduct a site visit to assign a type to the stream. There is also the potential need for a Forest Practices Application from the Washington State Dept. of Natural Resources if merchantable timber is harvested from the property. For further information, please contact WA DNR (Southeast Region) at 509-925-8510.

SEPA

A SEPA review may be required for this project. This will need to be determined at the time the Conditional Use Permit is applied for. The agricultural structures will not reach the 30,000 square foot threshold that triggers SEPA. SEPA could be potentially triggered by grading/hauling in gravel and/or other material in excess of 500 cubic yards.

Permitting Requirements

Based on the pre-application materials provided, a Conditional Use Permit will be required for this project, as it is currently being proposed.

After we've progressed to the point where CDS can recommend a decision on this project, we will schedule a meeting with the Hearings Examiner who will make the decision on this project. This decision will have an associated appeal period, then will be complete.

Disclaimer:

Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted. Further analysis may be conducted at the time of permit application. Codes are subject to change.

Executive Summary

Quiet Cadence is a 501(c)(3) nonprofit organization based in Cle Elum, Kittitas County, Washington dedicated to supporting the well-being and resilience of frontlineworkers. Founded in 2022 in response to rising burnout among essential caregivers.

The mission of Quiet Cadence is to honor and support healthcare workers, first responders, teachers, law enforcement, veterans and their families through equine-assisted, nature-based and creative therapeutic modalities to rediscover their capacity to thrive.

Vision of Quiet Cadence is to foster therapeutic environments to promote restorative relationships between humans, horses, and the natural world.

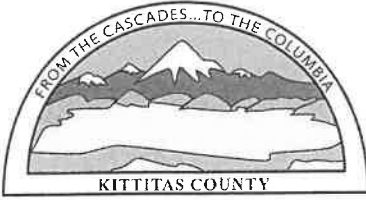
Quiet Cadence focuses on serving key community pillars including law enforcement, healthcare workers, firefighters/EMS, educators, Veterans and their families through a diverse range of programs and activities. These offerings include yoga, expressive arts, equine experiences, and psycho-education, designed to improve mental health, reduce stress, and foster connection among participants.

The organization operates through partnerships with local resources and community stakeholders to expand access to wellness opportunities and to strengthen support networks for caregivers facing chronic stress and trauma. Quiet Cadence's work contributes to enhancing occupational health and emotional resilience in those who serve their communities daily.

As a community-rooted nonprofit, Quiet Cadence relies on donations, fundraising events, and collaborations to sustain and grow its programs. Its efforts reflect a commitment to preventive care and holistic support for essential workers whose well-being is critical to the health of the broader community.



Kittitas County CDS



**KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES**

Receipt Number: CD26-00606

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

Payer/Payee: JENTGES, DANIEL & KRISTEN
730 ALFORD RD
ELLENSBURG WA 98926

Cashier: JESSIE ROSENOW
Payment Type: CHECK (1013)

Date: 03/31/2026

CU-26-00001 Zoning Conditional Use Permit 730 ALFORD RD ELLENSBURG

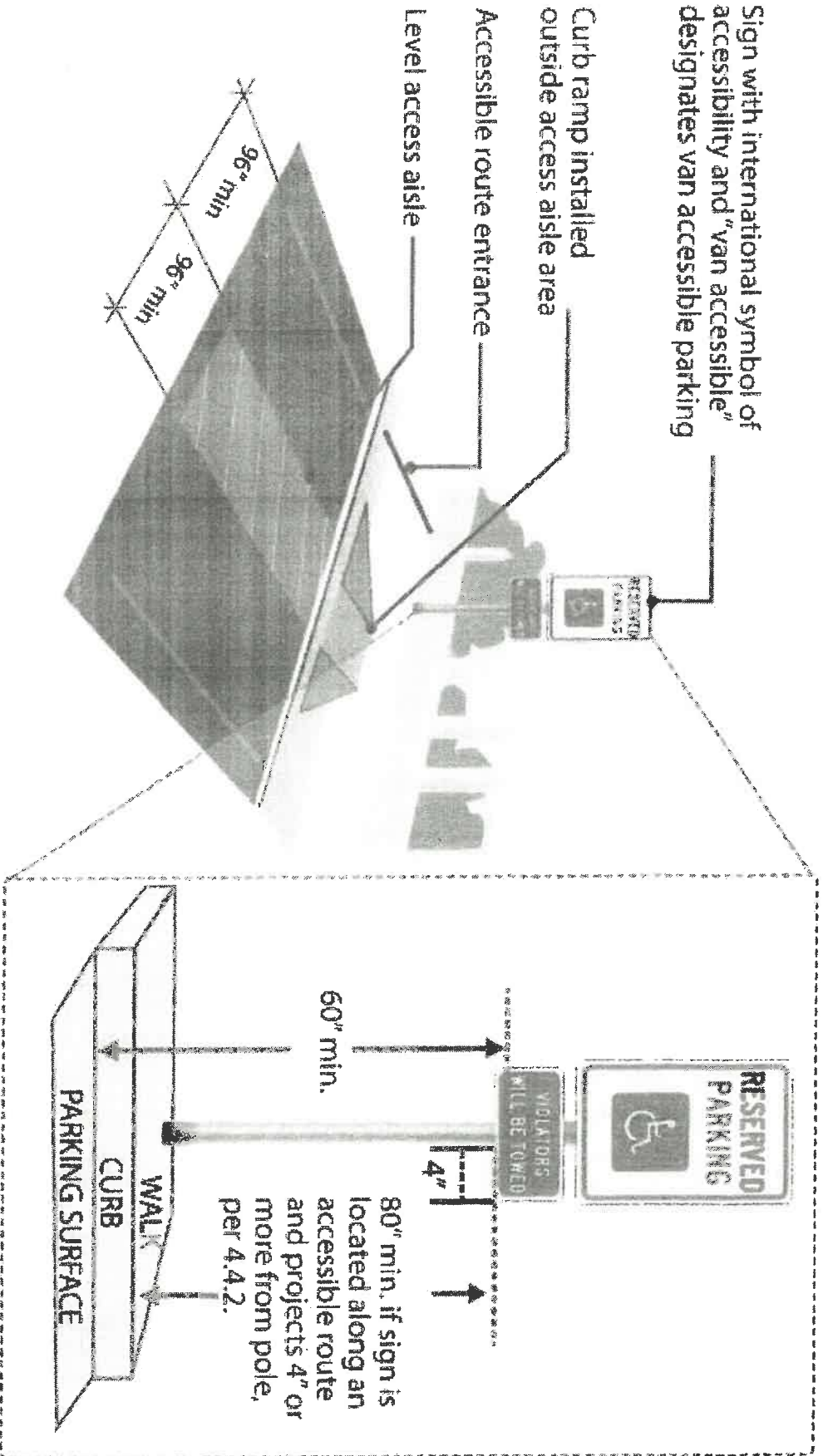
<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Conditional Use Permit (Health)	\$260.00	\$260.00	\$0.00
Conditional Use Permit (Fire)	\$329.00	\$329.00	\$0.00
Conditional Use Permit (Public Works)	\$1,215.00	\$1,215.00	\$0.00
Conditional Use Permit	\$3,430.00	\$3,430.00	\$0.00
CU-26-00001 TOTALS:	\$5,234.00	\$5,234.00	\$0.00
TOTAL PAID:		\$5,234.00	

Sign with international symbol of accessibility and "van accessible" designates van accessible parking

Curb ramp installed outside access aisle area

Accessible route entrance

Level access aisle



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WAC 51-50-1106 Section 1106—Parking and passenger loading facilities.

1106.7 Location. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances. Wherever practical, the accessible route shall not cross lanes of vehicular traffic. Where crossing traffic lanes is necessary, the route shall be designated and marked as a crosswalk.

EXCEPTION:

1. In multilevel parking structures, van accessible parking spaces are permitted on one level.
2. Accessible parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee and user convenience.

[Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 22-13-094, 23-12-103, and 23-20-023, § 51-50-1106, filed 6/14/22, 6/7/23, and 9/25/23, effective 3/15/24. Statutory Authority: RCW 19.27.031 and chapters 19.27 and 34.05 RCW. WSR 13-04-067, § 51-50-1106, filed 2/1/13, effective 7/1/13. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 10-03-097, § 51-50-1106, filed 1/20/10, effective 7/1/10. Statutory Authority: RCW 19.27.074, 19.27.020, and chapters 70.92, 19.27, and 34.05 RCW. WSR 07-01-091, § 51-50-1106, filed 12/19/06, effective 7/1/07. Statutory Authority: RCW 19.27.031 and 19.27.074. WSR 04-01-108, § 51-50-1106, filed 12/17/03, effective 7/1/04.]

502.9.1.2 Narrow sidewalks. An access aisle is not required where the width of the adjacent sidewalk or the available right-of-way is less than or equal to 14 feet (4265 mm). Where an access aisle is not provided, the parking spaces shall be located at the end of the block face.

502.9.2 Perpendicular or angled parking spaces. Where perpendicular or angled parking is provided, an access aisle 96 inches (2440 mm) wide minimum shall be provided at street level the full length of the parking space and shall connect to a pedestrian access route. The access aisle shall comply with Section 502.4 and shall be marked so as to discourage parking in the access aisle. Two parking spaces are permitted to share a common access aisle.

502.10 Parking meters and parking pay stations. Parking meters and parking pay stations that serve parking spaces shall comply with Section 309.

502.10.1 Location. At parallel parking spaces, parking meters shall be located at the head or foot of the parking space.

502.10.2 Displays and information. Displays and information shall be visible from a point located 40 inches (1015 mm) maximum above the center of the clear space in front of the parking meter or parking pay station.

502.11 Electrical vehicle charging stations. An electrical vehicle charging station serving a parking space shall comply with Section 502.11.

502.11.1 Operable parts. Operable parts on the charging station intended for operation by the user, including card readers, shall comply with Section 309.

502.11.2 Accessible route. An accessible route shall be provided from the access aisle adjacent to the parking space to the clear floor space complying with Section 502.11.1 adjacent to the vehicle charging station. When the vehicle is being charged, the accessible route shall not be obstructed by the cable between the car and charging station.

502.11.3 Obstructions. Protection bollards, curbs or wheel stops shall be located so that they do not obstruct the clear floor space required by Section 502.11.1 or the accessible route required by Section 502.11.2.

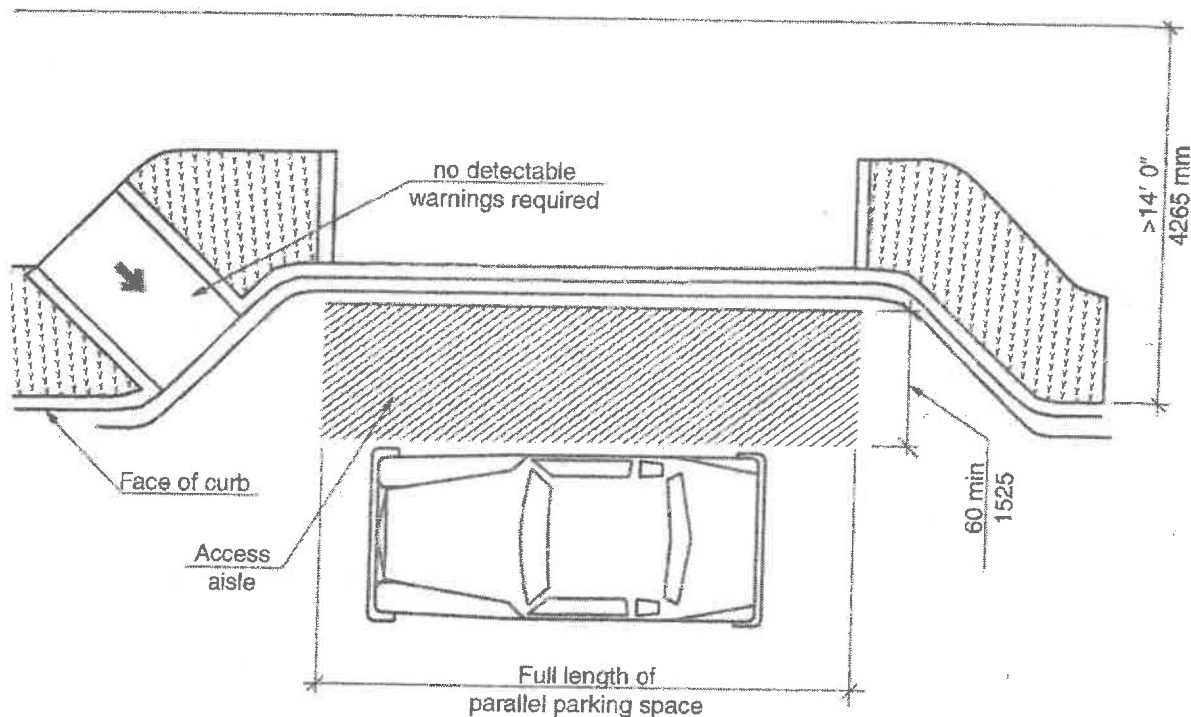


FIGURE 502.9.1
WIDE SIDEWALKS

GENERAL SITE AND BUILDING ELEMENTS

ments shall be permitted to include the full width of the line defining the parking space or access aisle.

502.4 Access aisle. Car and van parking spaces shall have an adjacent access aisle complying with Section 502.4.

502.4.1 Location. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle. Access aisles shall not overlap with the vehicular way. Parking spaces shall be permitted to have access aisles placed on either side of the car or van parking space. Van parking spaces that are angled shall have access aisles located on the passenger side of the parking space.

502.4.2 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) minimum in width.

502.4.3 Length. Access aisles shall extend the full length of the parking spaces they serve.

502.4.4 Marking. Access aisles shall be marked so as to discourage parking in them. Where access aisles are marked with lines, the width measurements of access aisles and adjacent parking spaces shall be made from the centerline of the markings.

Exception: Where access aisles or parking spaces are not adjacent to another access aisle or parking space, measurements shall be permitted to include the full width of the line defining the access aisle or parking space.

502.5 Floor surfaces. Parking spaces and access aisles shall comply with Section 302 and have surface slopes not steeper than 1:48. Access aisles shall be at the same level as the parking spaces they serve.

502.6 Vertical clearance. A vertical clearance of 98 inches (2490 mm) minimum shall be provided at the following locations:

1. Parking spaces for vans.
2. The access aisles serving parking spaces for vans.
3. The vehicular routes serving parking spaces for vans.

502.7 Identification. Where parking spaces are required to be identified by signs, the signs shall include the International Symbol of Accessibility complying with Section 703.6.3.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the floor of the parking space, measured to the bottom of the sign.

502.8 Relationship to accessible routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, do not obstruct the required clear width of adjacent accessible routes.

502.9 On-street parking spaces. On-street parallel parking spaces shall comply with Section 502.9.1. On-street perpendicular or angled parking shall comply with Section 502.9.2.

502.9.1 Wide sidewalks. Where the width of the adjacent sidewalk or available right-of-way exceeds 14 feet (4265 mm), an access aisle 60 inches (1525 mm) wide minimum shall be provided at street level the full length of the parking space and shall connect to a pedestrian access route. The access aisle shall comply with Section 502.4 and shall not encroach on vehicular travel lanes.

502.9.1.1 Alterations. In alterations where the street or sidewalk adjacent to the parking spaces is not altered, an access aisle shall not be required provided the parking spaces are located at the end of the block face.

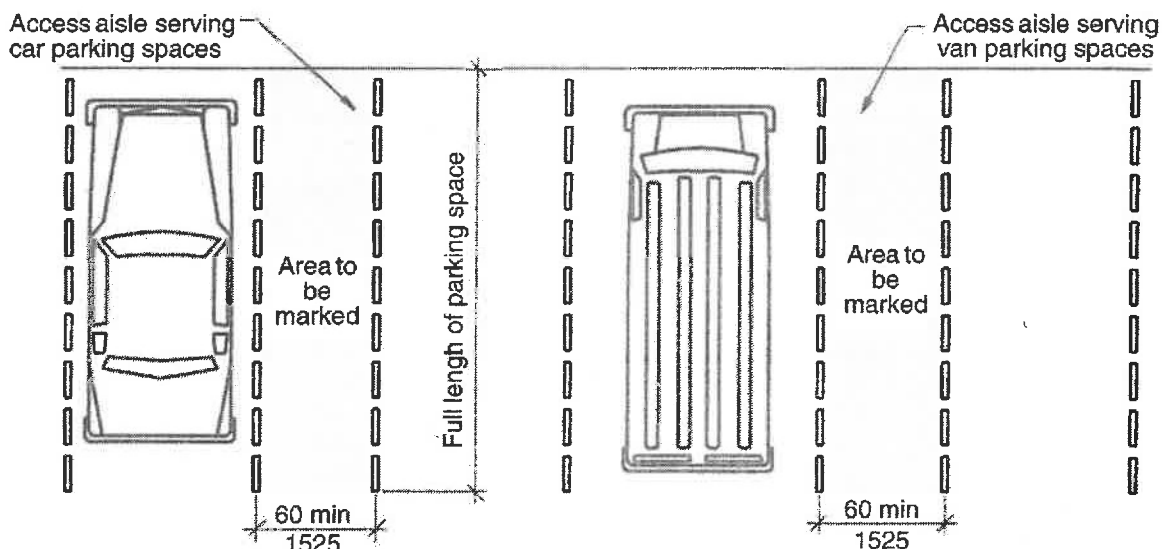


FIGURE 502.4
PARKING SPACE ACCESS AISLE

CHAPTER 5

GENERAL SITE AND BUILDING ELEMENTS

SECTION 501
GENERAL

501.1 Scope. General site and building elements required to be accessible by the scoping provisions adopted by the administrative authority shall comply with the applicable provisions of Chapter 5.

SECTION 502
PARKING SPACES

502.1 General. Car and van parking spaces in parking lots shall comply with Sections 502.2 through 502.8. Car and van parking spaces provided as part of on-street parking shall comply with Sections 502.9 and 502.10. Where an electrical vehicle charging station is provided at a parking space, it shall comply with Section 502.11.

502.2 Vehicle space size. Car parking spaces shall be 96 inches (2440 mm) minimum in width. Van parking spaces shall be 132 inches (3355 mm) minimum in width.

Exception: Where the adjacent access aisle is 96 inches (2440 mm) minimum in width, van parking spaces shall be 96 inches (2440 mm) minimum in width.

502.3 Vehicle space marking. Car and van parking spaces shall be marked to define the width. Where parking spaces are marked with lines, the width measurements of parking spaces and adjacent access aisles shall be made from the centerline of the markings.

Exception: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measure-

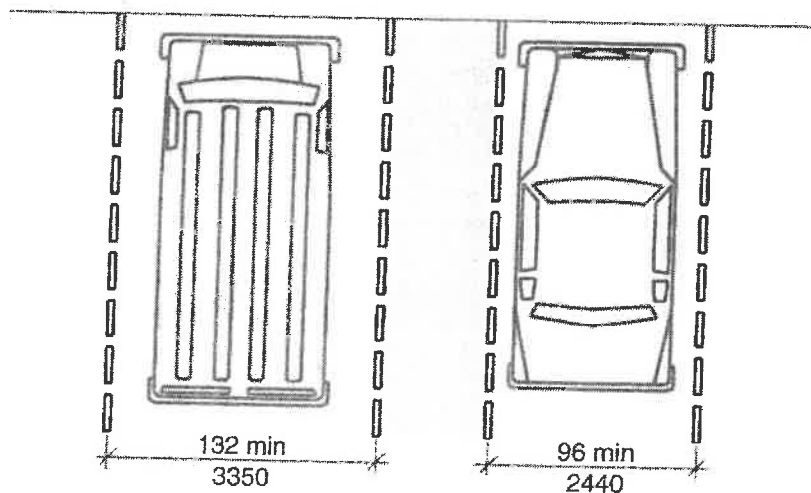


FIGURE 502.2(A)
VEHICLE PARKING SPACE SIZE

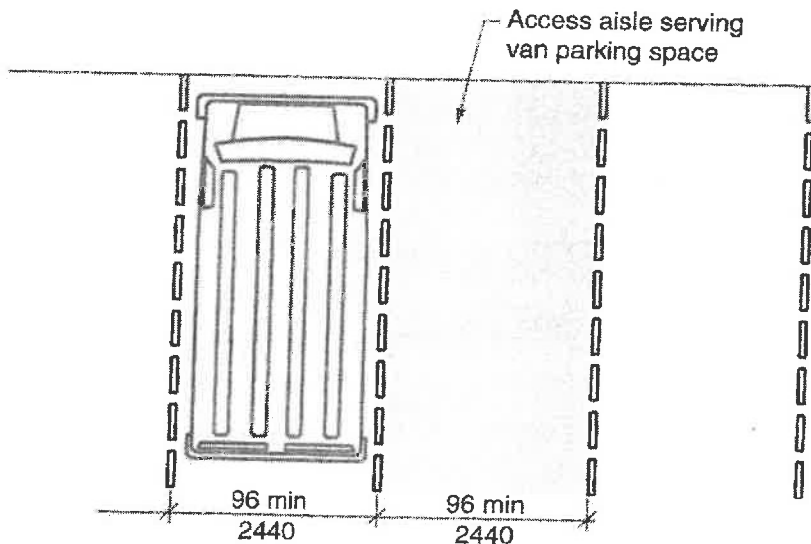


FIGURE 502.2(B)
VAN PARKING SPACE SIZE EXCEPTION

**SECTION 1104
ACCESSIBLE ROUTE**

1104.1 Site arrival points. At least one *accessible route* within the *site* shall be provided from public transportation stops, *accessible parking*, *accessible passenger loading zones*, and public streets or sidewalks to the *accessible building entrance* served.

Exception: Other than in buildings or *facilities* containing or serving *Type B units*, an *accessible route* shall not be required between *site arrival points* and the building or *facility entrance* if the only means of access between them is a vehicular way not providing for pedestrian access.

1104.2 Within a site. At least one *accessible route* shall connect *accessible buildings*, *accessible facilities*, *accessible elements* and *accessible spaces* that are on the same *site*.

Exceptions:

1. An *accessible route* is not required between *accessible buildings*, *accessible facilities*, *accessible elements* and *accessible spaces* that have, as the only means of access between them, a vehicular way not providing for pedestrian access.
2. An *accessible route* to recreational facilities shall only be required to the extent specified in Section 1110.

**TABLE 1106.1
ACCESSIBLE PARKING SPACES**

TOTAL PARKING SPACES PROVIDED IN PARKING FACILITIES	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1,001 and over	20, plus one for each 100, or fraction thereof, over 1,000



KITITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
 CDS@CO.KITITITAS.WA.US
 Office (509) 962-7506

"Building Partnerships--- Building Communities"

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA



RECIPIENT:

Date: 01/27/2026

Map #:	18-19-07000-0020
Parcel:	474234

Site Address: 730 Alford RD, Ellensburg, WA 98926

Kittitas County CDS

2021 IRC Table R301.2(1) (SEE KCC SECTION 14.04.020 FOR FOOTNOTES)

GROUND SNOW LOAD	WIND SPEED (d) (mph)	SEISMIC DESIGN CATEGORY (F)	WEATHERING (a)	FROST LINE DEPTH (b)	TERMITE (c)	WINTER DESIGN TEMP(e)	ICE BARRIER UNDERLAYMENT REQUIRED(h)	FLOOD HAZARDS (g)	AIR FREEZING INDEX(i)	MEAN ANNUAL TEMP(j)
Min. 30 psf Roof (Pf)	110 Vult	C, D0 and D1 are present	Severe	24"	Slight to Moderate	2F	Yes		1,000-2,000	50 F

SNOW LOAD INFORMATION

Elevation: **1973** x **0.025** = Ground Snow Load (PG): **49** psf

Roof Snow Load Formula (PF) = (0.7)(CE)(CT)(I)(PG)

Exposure Factor (Ce)	Thermal Factor (Ct)	Importance Factor (I)
1	1.1 Heated	1
1	1.2 Unheated	1

Roof Snow Load (Pf)
38 psf For Heated Structures
41 psf For Unheated Structures

ALSO, See ASCE 7.10 For Other Snow Load Issues

Section 7.4 Pitch Reduction. Do not reduce where snow cannot slide off roof. (Valley, Pitch Breaks, e

Section 7.6 Unbalanced Roof Snow Loads.

Section 7.7 Drifts on Lower Roofs/ Decks.

Section 7.9 Sliding Snow ON Lower Roofs/Decks.

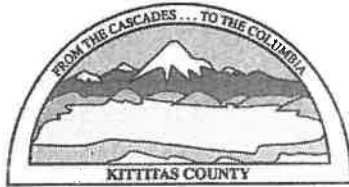
OTHER DESIGN CRITERIA:

Building Code	2021 IBC & 2021 IRC
Wind Speed	110 MPH
Exposure:	B <input type="checkbox"/> C <input checked="" type="checkbox"/>
	Check One

Prescriptive IRC

Seismic Zone	C <input checked="" type="checkbox"/> D0 <input type="checkbox"/> D1 <input type="checkbox"/>
Roof Class:	A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/>
Frost Depth:	24 Inches
	Check One

See 2021 Washington State Energy Code Climate Zone 5 (see <http://www.energy.wsu.edu>)



KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES
 411 NORTH RUBY STREET SUITE #2 ■ ELLENSBURG, WA 98926
 PHONE (509) 962-7506 ■ FAX (509) 962-7682

22
 ITEM

SIGN PERMIT POLICY

FOR MORE INFORMATION VISIT THE CDS WEBSITE AT: WWW.CO.KITTITAS.WA.US/CDS

All signs are required to comply with Kittitas County Code KCC 17.70. A sign permit is required prior to erecting, structurally altering, relocating, or changing illumination characteristics of any non-exempt sign. A sign permit is **not** required for repainting, cleaning, normal maintenance, or for sign face and copy changes that do not alter the size or structure of the sign.

All signs must also comply with KCC 17 Zoning, KCC 14.04 Building Code, KCC 14.08 Flood Damage Prevention, KCC 17A Critical Areas, and KCC 12.50 Signs Along Rights-of-Way.

Signs visible from a state highway or interstate will require approval from the Washington State Department of Transportation.

Signs over 7'-0" in height from grade also require a Building Permit.

1. Signs over 7'-0" and up to 10'-0" in height and maximum post spacing of 8'-0" require post holes minimum 12" diameter and 3'-0" deep set in concrete. Holes must be in native soil without the use of sono-tubes.
2. Signs over 10'-0" and up to maximum allowed per zoning sign code and not to exceed 16'-0" in height and maximum post spacing of 8'-0" require post holes minimum 24" diameter and 4'-0" deep set in concrete. Holes must be in native soil without the use of sono-tubes.
3. Signs over 16'-0" in height or post spacing greater than 8'-0" require full engineering.
4. Any sign being placed near a Public Way or Right of Way (County Road R.O.W. prohibited per KCC 12.50) require engineering regardless of size.
 Exception: Signs that meet #'s 1 or 2 above and are 1.25 times the height set back to the Public Way or Right of Way (must still meet minimum zoning setbacks).

Permit submittals require two (2) copies of the following:

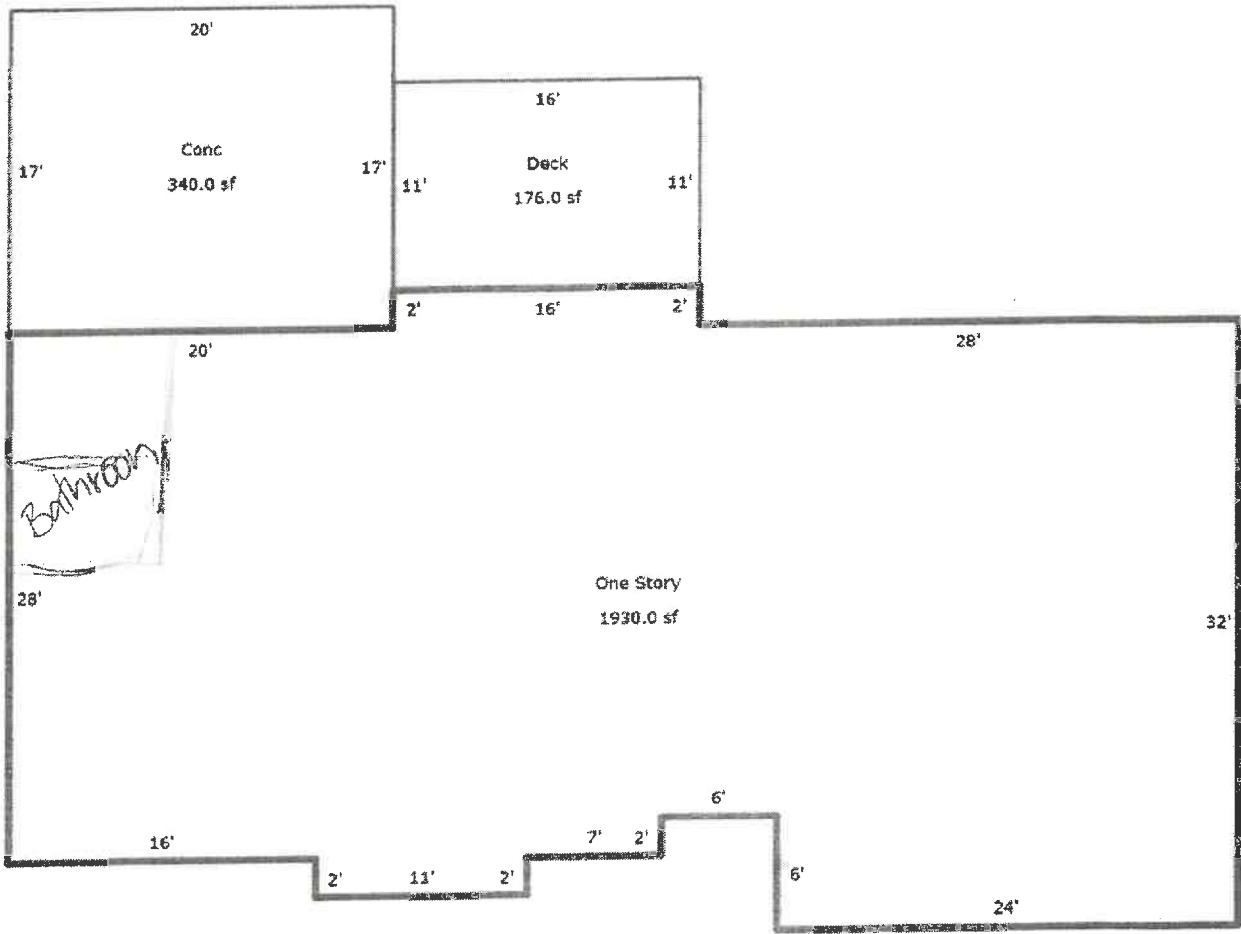
- a. Site Plan.
- b. One elevation or cross section showing height of sign, depth of post(s), and all construction materials.
- c. Complete connection details.

DATE: 9/8/16 BUILDING OFFICIAL: MELROY

KITTITAS County Washington

Parcel: 474234 Situs: 730 ALFORD RD ELLENSBURG

Index 1



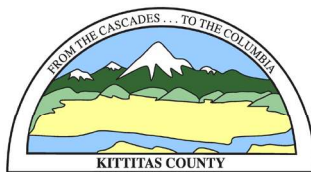
Sketch by Ryan Orzech

RECEIVED
MAR 31 2026

Kittitas County CDS

RECEIVED
JAN 14 2026

Kittitas County CDS



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

April 8, 2026

Daniel & Kristen Jentges
730 Alford Rd.
Ellensburg, WA 98926

RE: Jentges Conditional Use Permit Application (CU-26-00001) – Deemed Complete

Dear Applicants,

Your application for a Conditional Use Permit (CU-26-00001) proposing a Small-Scale Event Facility specializing in agricultural-based therapy and wellness services has been determined complete as of April 8, 2026.

Continued processing of your application will include, but is not limited to, the following actions:

1. Posting of the property by the applicant is required. CDS will provide instructions on adequate posting. Signage may be obtained at the Community Development Services offices during regular business hours. The signage is available for pickup as of April 8, 2026.
2. A Notice of Application will be published in the newspaper and sent to all adjoining property owners, governmental agencies, and interested persons.
3. Consideration of written comments from all adjoining property owners, governmental agencies, and interested persons.
4. Notification of a Public Hearing date.

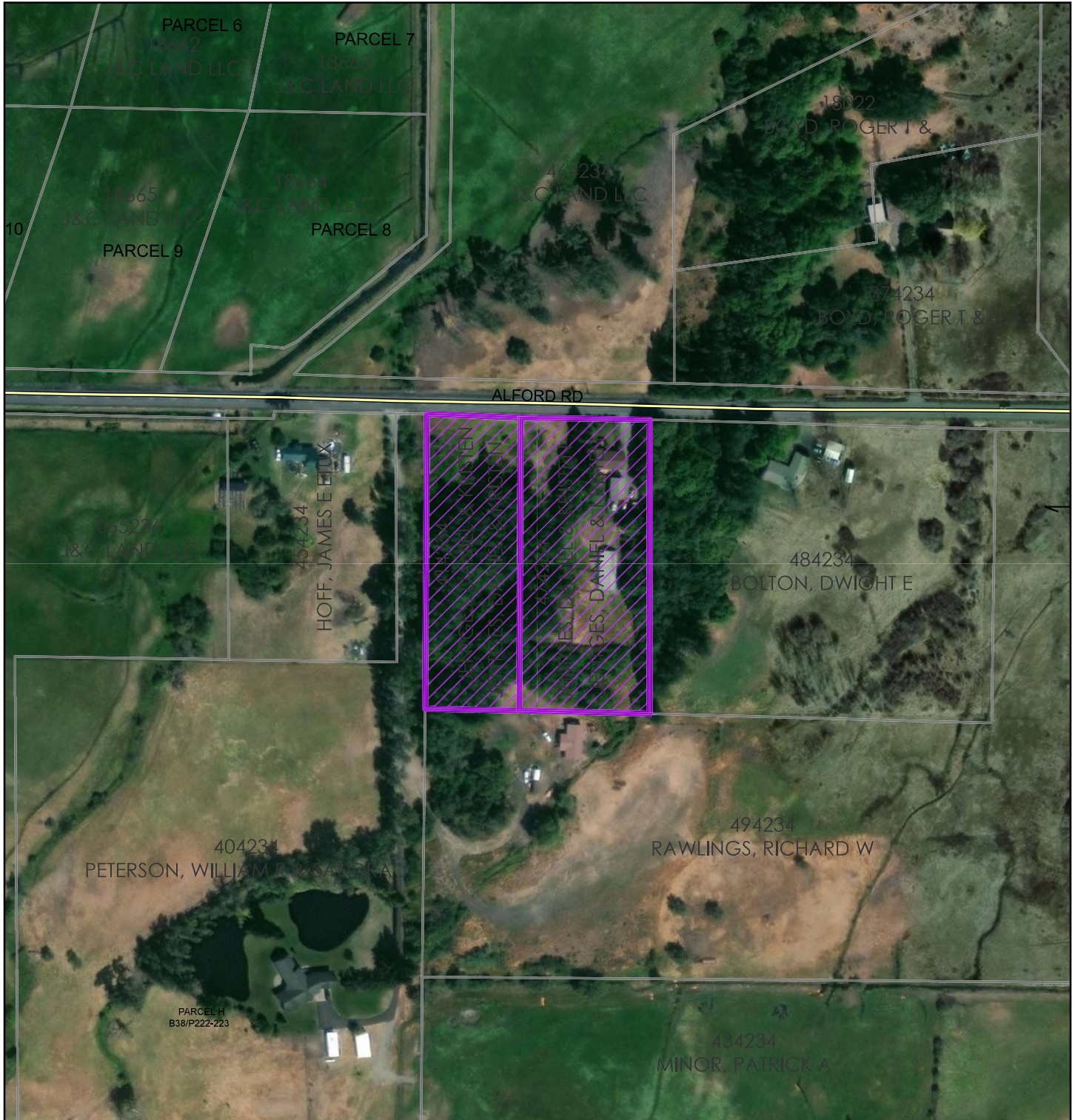
You may pick up the “Land Use Action” sign at the CDS office during regular business hours to be posted on-site so they are visible to the traveling public and return the signed affidavit of posting to my attention. The signage is available as of April 8, 2026. Please provide photos of site posting with the signed affidavit of posting.

If you have any questions regarding this matter, I can be reached by phone at 509-962-7079 or by e-mail at zach.torrancesmith@co.kittitas.wa.us

Sincerely,

Zach Torrance-Smith
Planner I
Kittitas County Community Development Services
411 N Ruby St #2
Ellensburg, WA 98926

CU-26-00001 Jentges



Aerial View



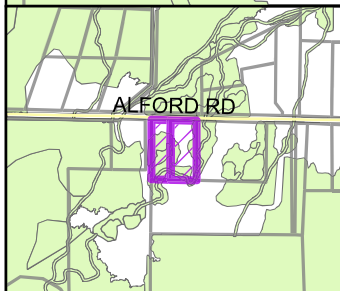
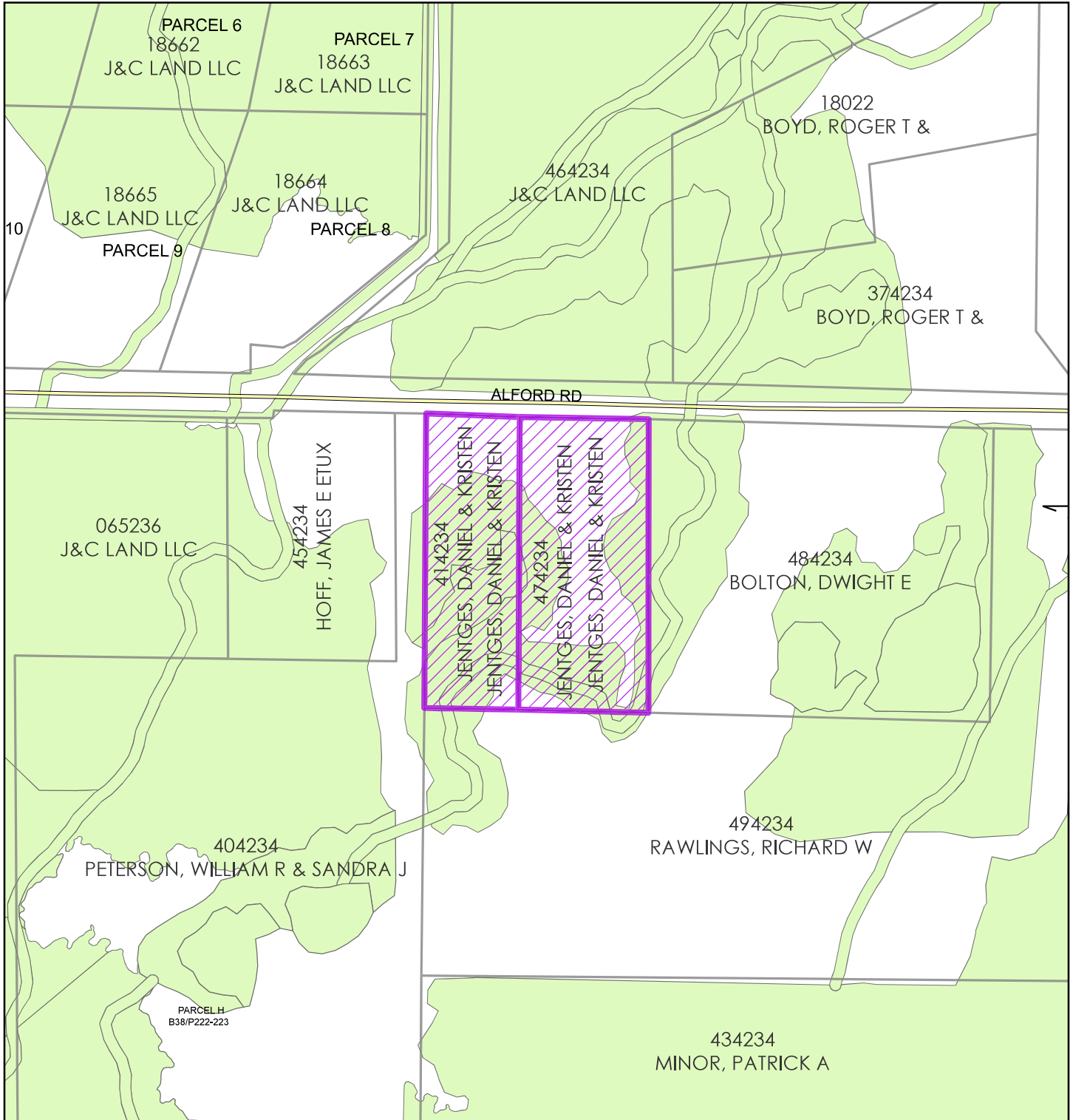
Microsoft, Vantor, Vantor

2026

Coordinate System: NAD 1983 StatePlane Washington South FIPS 4602 Feet



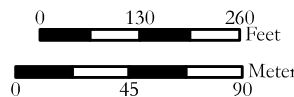
CU-26-00001 Jentges



Critical Areas

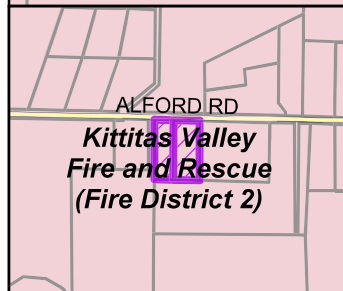
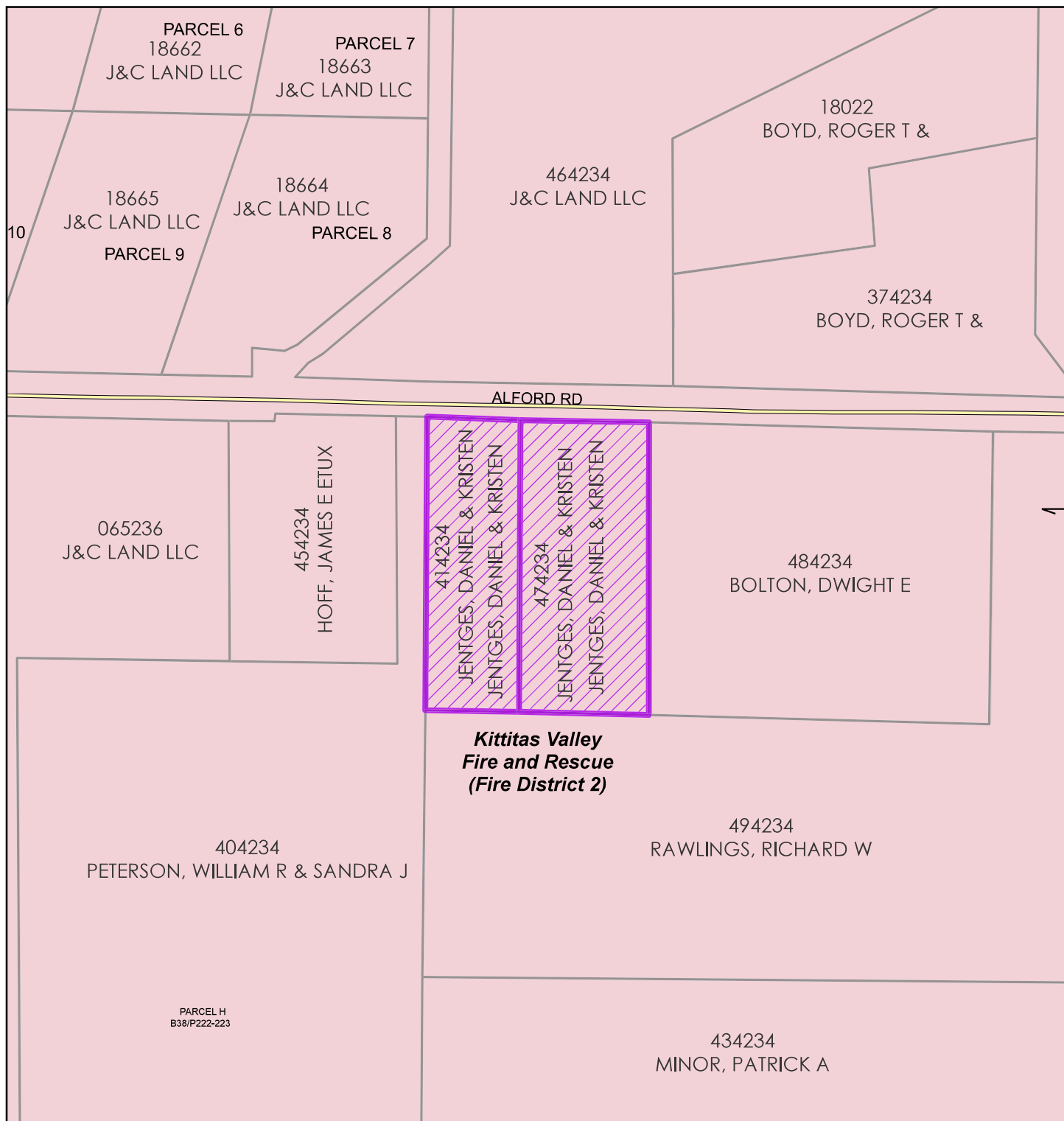


2026



Coordinate System: NAD 1983 StatePlane Washington South FIPS 4602 Feet

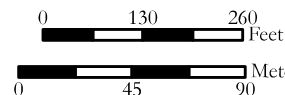
CU-26-00001 Jentges



Fire District

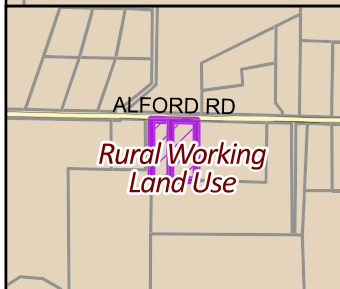
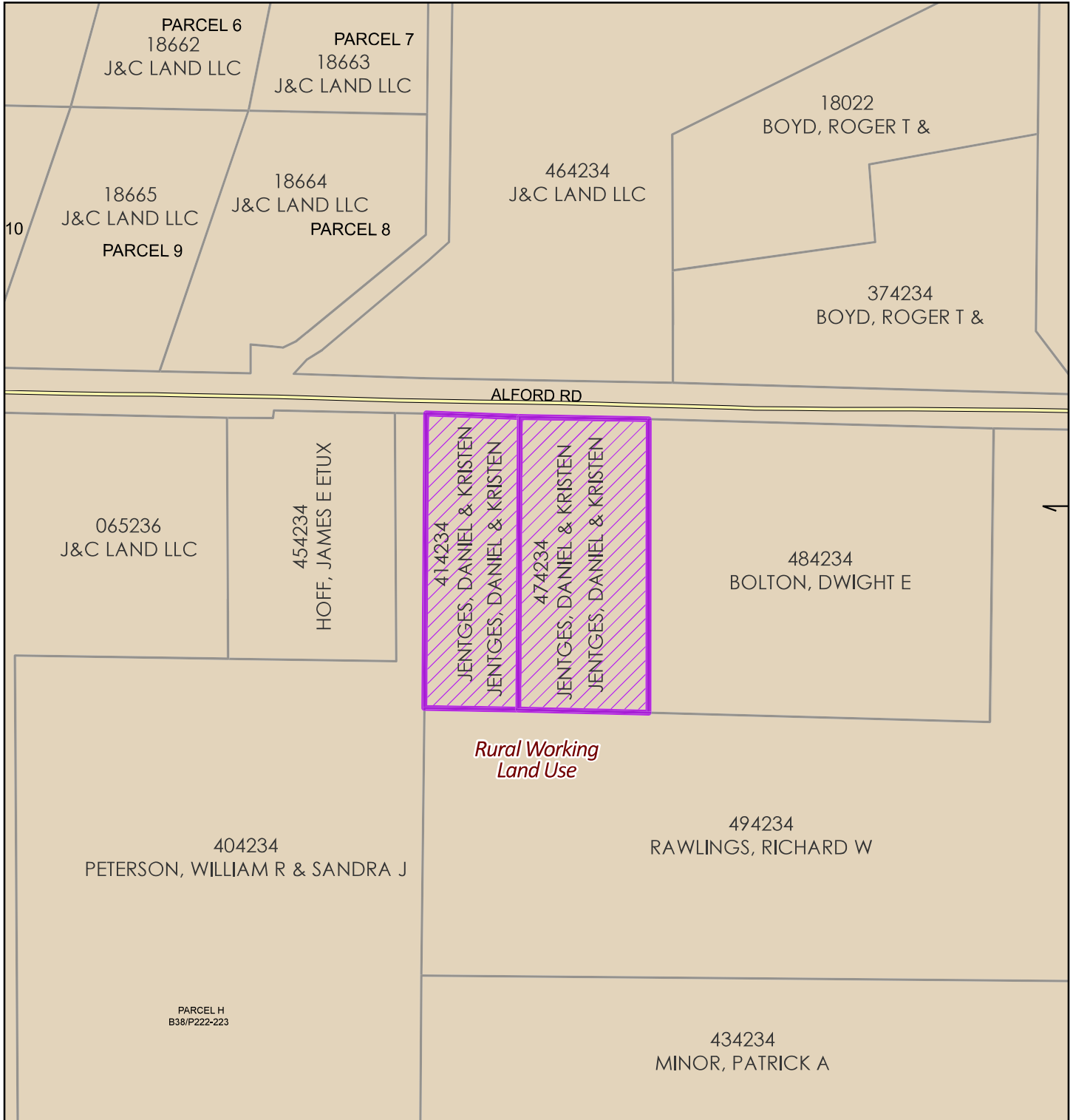


2026



Coordinate System: NAD 1983 StatePlane Washington South FIPS 4602 Feet

CU-26-00001 Jentges



Land Use



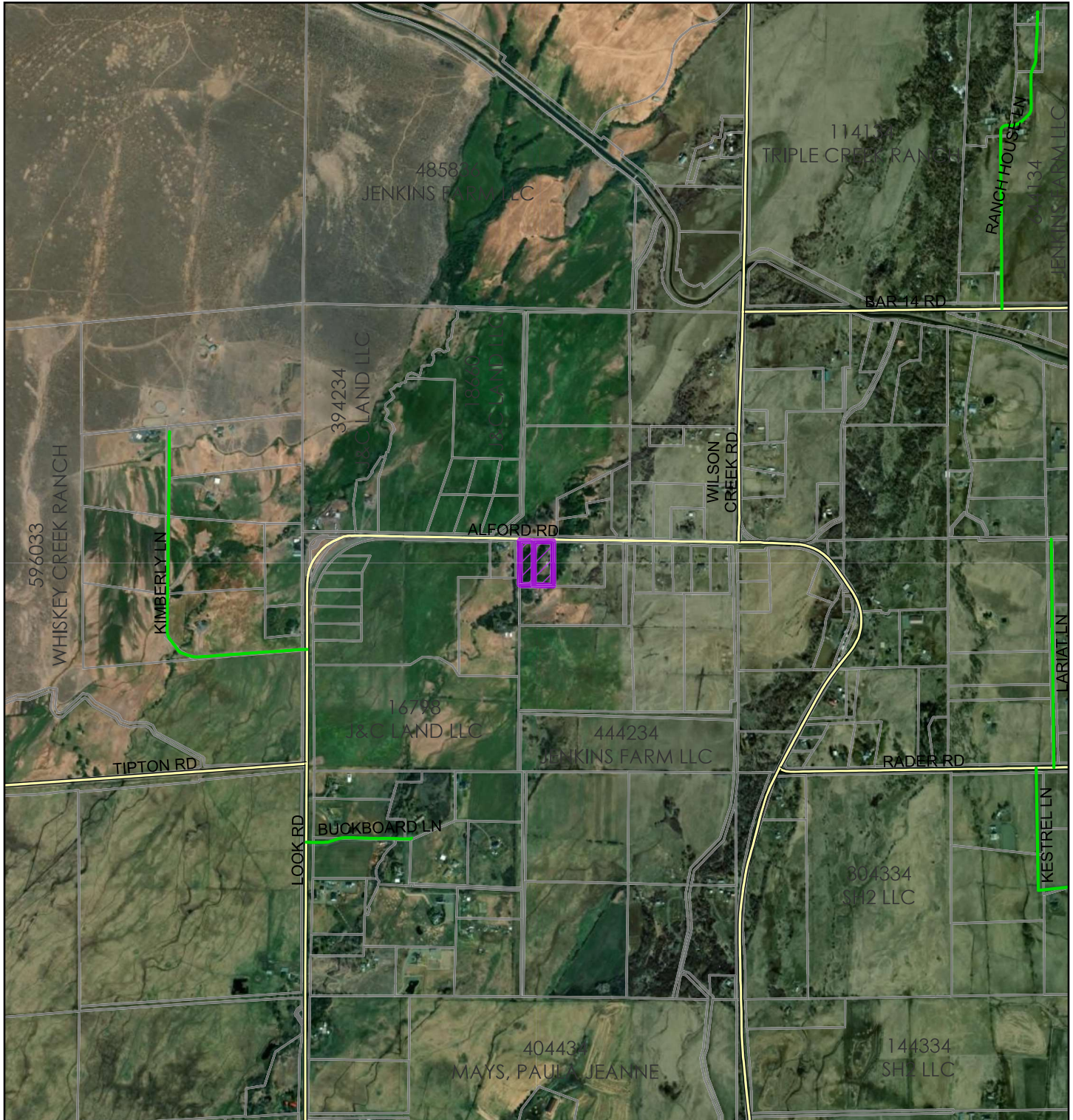
2026

Coordinate System: NAD 1983 StatePlane Washington South FIPS 4602 Feet



CU-26-00001 Jentges

Index 3



Vicinity View



Vantor

2026

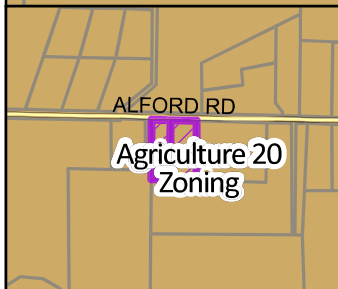
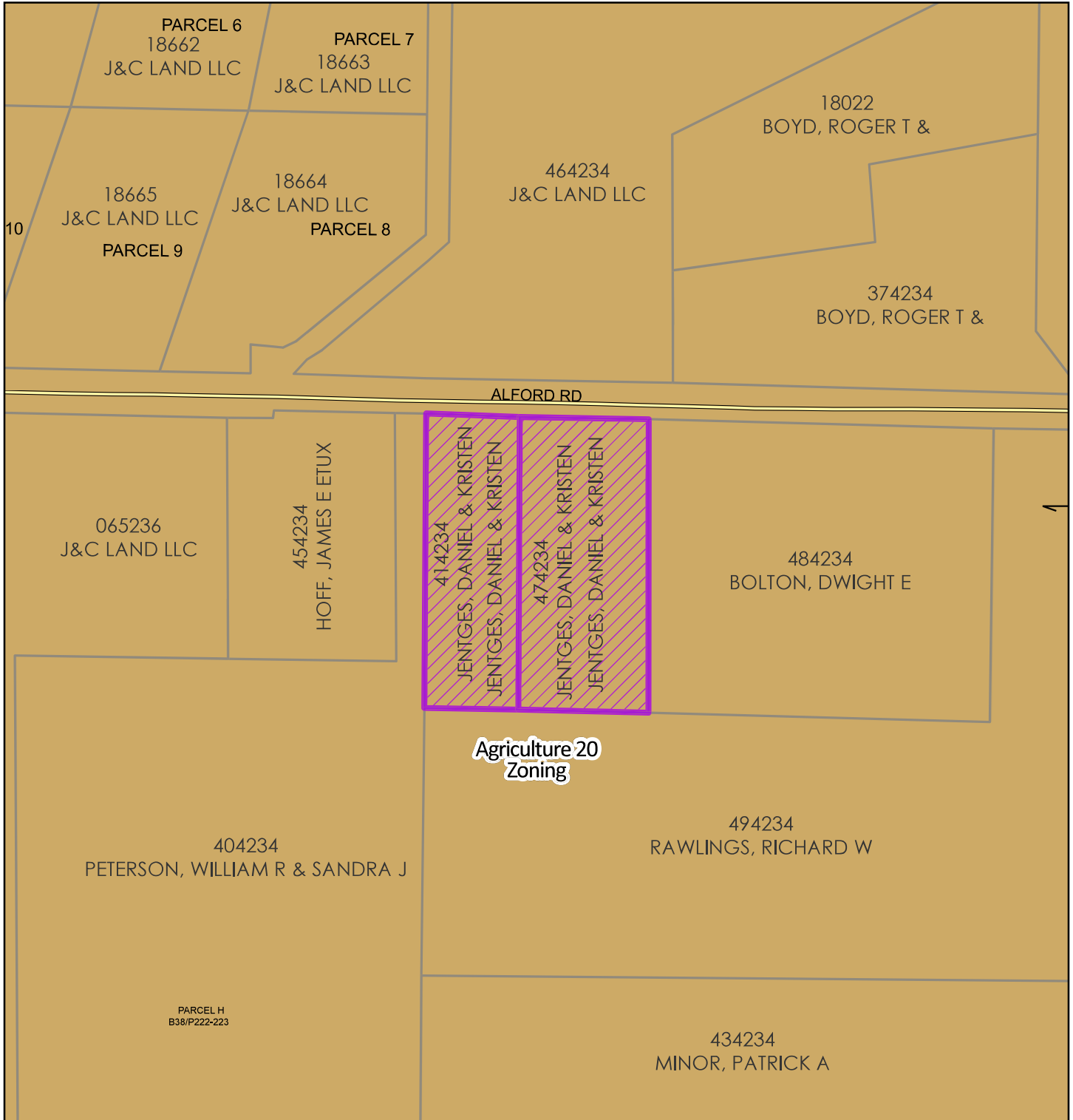



0 500 1,000 Feet

0 310 620 Meters


Coordinate System: NAD 1983 StatePlane Washington South FIPS 4602 Feet


CU-26-00001 Jentges



<h2>Zoning</h2>		
		2026
Coordinate System: NAD 1983 StatePlane Washington South FIPS 4602 Feet		

N

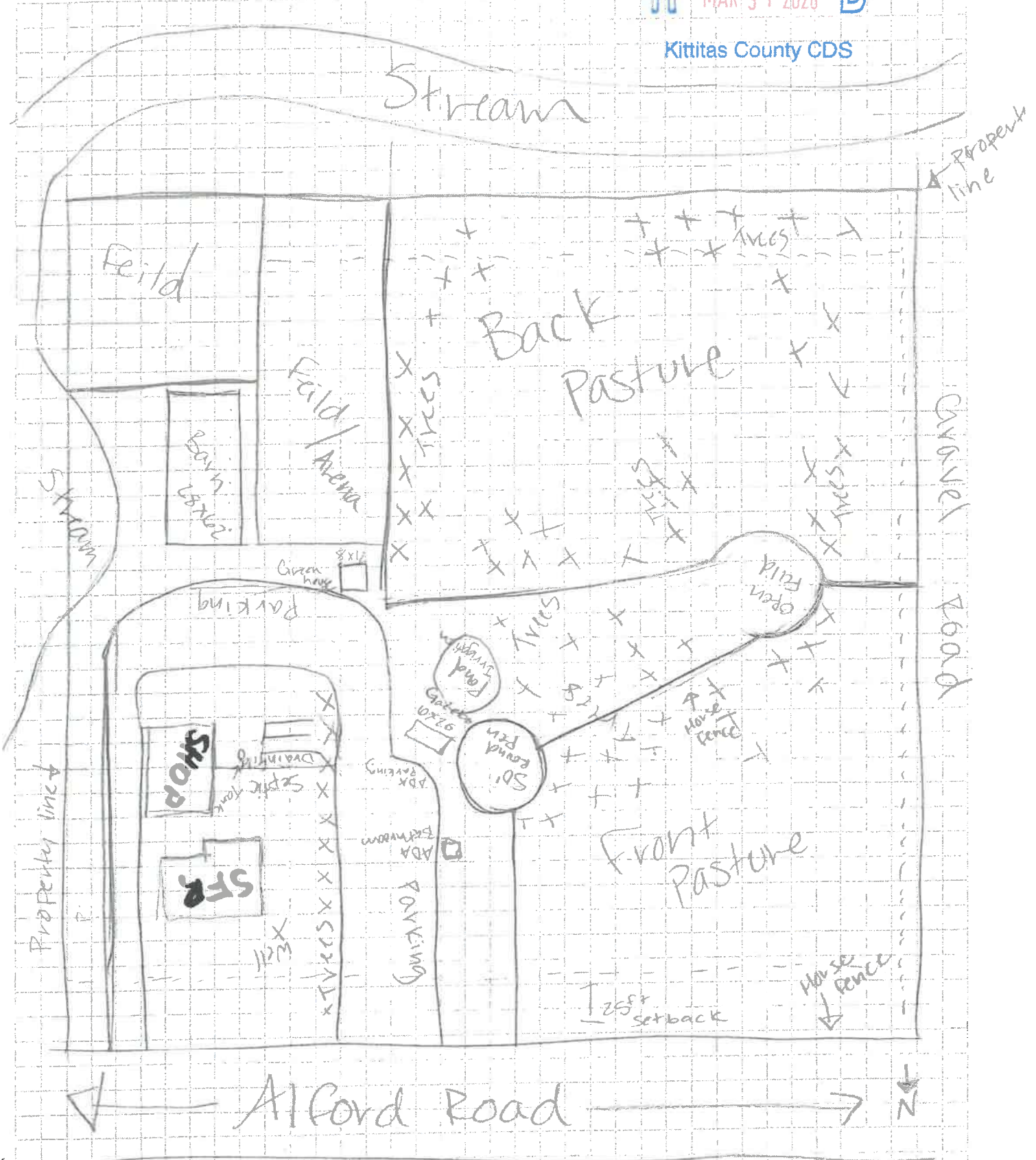




0 130 260 Feet
0 45 90 Meters

RECEIVED
MAR 31 2026

Kittitas County CDS



□ = 1077

NO New Bldg. Proposed



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

Affidavit of Mailing & Publication

PROPOSAL NAME: (CU-26-00001) Jentges

NOTIFICATION OF: Notice of Application

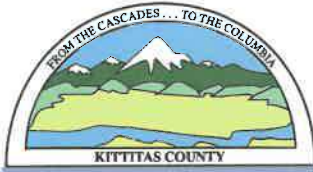
NOTIFICATION MAIL DATE: April 10, 2026

I certify that the following documentation:

- Notice of Application for Jentges Zoning Conditional Use Permit

has been mailed and/or emailed to the attached list of persons and participants, and that proper notification (as attached) has been published in the Legal Newspaper(s) of Record for Kittitas County.

Zach Torrance-Smith
Planner I
County of Kittitas
State of Washington



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
 CDS@CO.KITTTITAS.WA.US
 Office (509) 962-7506
 Fax (509) 962-7682

"Building Partnerships – Building Communities"

AFFIDAVIT OF POSTING

Effective July 19, 2007, Kittitas County Code requires all project actions that are not processed administratively to have a notice posted at the site of the project. Per KCC 15A.03.110 the following applies:

1. The applicant shall post the subject property with signs as required by Community Development Services.
2. Signs shall be posted on each road frontage on the subject property and shall be clearly visible and accessible.
3. Signs shall be posted and on-site prior to the issuance of a Notice of Application.
4. The sign shall be posted in a sturdy manner to remain on-site until fifteen days after the expiration of the Notice of Decision appeal period. It shall be the responsibility of the applicant to properly dispose of the sign.
5. At the time of development application, Community Development Services will identify the number of signs needed and the general location of each sign on the subject property.
6. It shall be the responsibility of the applicant to place the structure on which the sign will be posted on site. At such time the structure and sign is in place, the applicant shall contact Community Development Services.

DATE: April 8, 2026	PLANNER: Zach Torrance-Smith

PROJECT NAME: Jentges	FILE NUMBER: CU-26-00001
------------------------------	---------------------------------

PLEASE COMPLETE THE FOLLOWING:

I, Kristen Jentges, certify that I am the landowner and/or authorized agent responsible for the posting of this land use project site and further certify that the site has been posted as required by Kittitas County Code. I understand that the required posting period begins immediately and ends 15 days after the ending of the appeal period on the Notice of Decision and the sign(s) will be posted at the site until this time. **Failure to post the site and return this form to Community Development Services in a timely manner will result in a delay of the application review for the project.**

Signature

4/8/2026
 Date

Please return the above certification to CDS; Fax at 509-962-7682; or mail to; Community Development Services, 411 North Ruby Street, Suite 2, Ellensburg, WA 98926.

For Staff Use Only:
 Received _____

From: [Kristen Jentges](#)
To: [Zach Torrance-Smith](#)
Subject: Sign placed affidavit signed
Date: Thursday, April 9, 2026 8:16:03 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.





KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

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"Building Partnerships - Building Communities"

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PROJECT NAME: Jentges	FILE NUMBER: CU-26-00001
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4/8/2026
Date

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For Staff Use Only:
Received _____

Get [Outlook for iOS](#)

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

Sent: Wednesday, April 8, 2026 2:04 PM

To: kristenjentges@gmail.com <kristenjentges@gmail.com>

Subject: Additional Information - Conditional Use Kittitas County

Good afternoon Kristen,

If you could please give me a call at 509-962-7079, I have one item associated with your project that I need to address so it is complete and ready for review by various departments both within and outside Kittitas County.

If I don't answer, please leave a message and I will get back to you.

Thank you,

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.

KITTITAS COUNTY – NOTICE OF APPLICATION

Project Name (File Number): Jentges Conditional Use Permit (CU-26-00001)

Applicant: Daniel & Kristen Jentges (landowners)

Location: Two tax parcels, (#474234 & #414234), in a portion of the NW ¼ of the SE ¼ of SEC 7, TWP 18, RGE 19, W.M. in Kittitas County, WA; The project site is located on Alford Rd.

Proposal: The applicant is proposing a Small-Scale Event Facility specializing in agricultural-based therapy and wellness services. The project will utilize built residential, non-residential, and agricultural structures that exist on-site.

Materials Available for Review: The submitted application and related filed documents may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. The file can also be viewed online at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> then navigate to “Conditional Use” & “CU-26-00001 Jentges”. Phone: (509) 962-7506

Written Comments from the public may be submitted to the Kittitas County Community Development Services no later than **Friday, May 1st, 2026 at 5:00 p.m.** All comments will be considered in the decision-making process, and any person has the right to comment on this application and receive notification of the decision, once made.

Required Permits: Conditional Use Permit.

The following development regulations will be used for project mitigation and consistency: Kittitas County Environmental Policy Title 15, and Kittitas County zoning code Title 17.

Designated Permit Coordinator: Zach Torrance-Smith, Staff Planner: (509) 962-7079; email at zach.torrancesmith@co.kittitas.wa.us

Notice of Application: Friday, April 10, 2026
Application Received: Tuesday, March 31, 2026
Application Complete: Wednesday, April 8, 2026

(Published in the N.K.C. TRIBUNE, April 16, 2026.)

11.4” Line Legal (2x5.7)

RUN DATE: APRIL 16, 2026

Total cost = \$125.40

Please sign and fax back to: (509) 674-5571

Approved as shown.

Approved with indicated changes.

APPROVED BY

DATE

NORTHERN KITTITAS COUNTY
TRIBUNE
509-674-2511 • Cle Elum, WA

Line Legal
PUBLISH: 1 TIME

NOTICE OF APPLICATION

Project Name (File Number): Jentges Conditional Use Permit (CU-26-00001)

Applicant: Daniel & Kristen Jentges (landowners)

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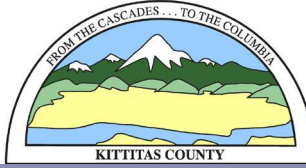
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Designated Permit Coordinator: Zach Torrance-Smith, Staff Planner: (509) 962-7079; email at zach.torrancesmith@co.kittitas.wa.us

Notice of Application:	Friday, April 10, 2026
Application Received:	Tuesday, March 31, 2026
Application Complete:	Wednesday, April 8, 2026

Publish Northern Kittitas County Tribune:	Thursday, April 16, 2026
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KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

NOTICE OF APPLICATION

Notice of Application: Friday, April 10, 2026
Application Received: Tuesday, March 31, 2026
Application Complete: Wednesday, April 8, 2026

Project File Number: CU-26-00001

Project Name: Jentges

Applicant: Daniel & Kristen Jentges, Landowners

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Phone: (509) 962-7506

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Designated Permit Coordinator: Zach Torrance-Smith, Staff Planner: (509) 962-7079; email at zach.torrancesmith@co.kittitas.wa.us

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@snoqualmietribe.us; dahp@snoqualmietribe.us; adam@snoqualmietribe.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.

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

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Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

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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.

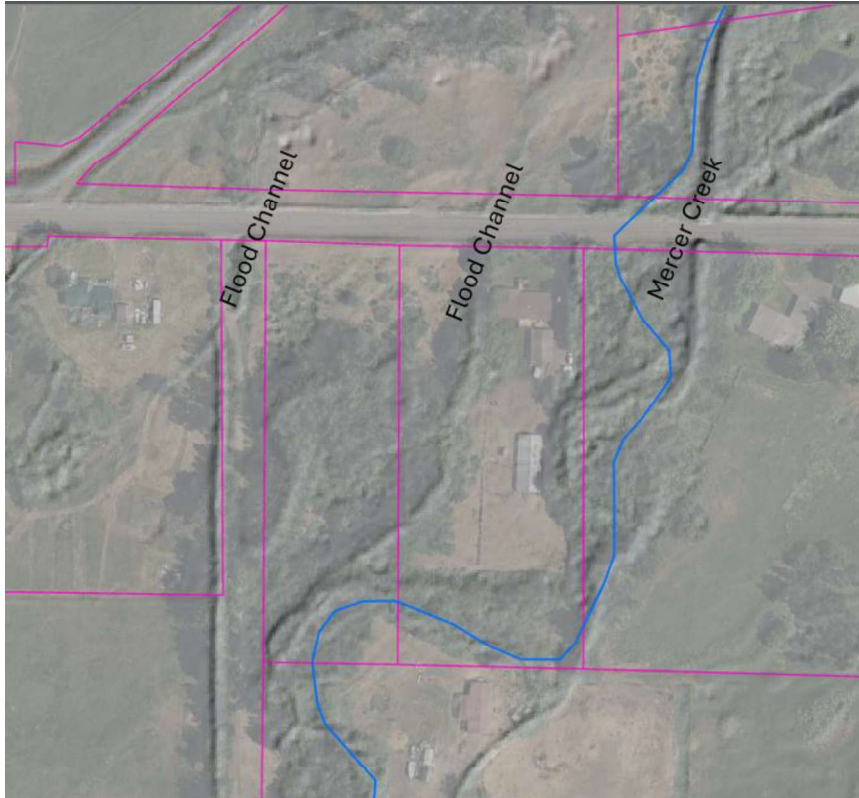


Figure 1. This image shows Mercer Creek flowing north to south near the eastern boundary of the project area and two flood channels west of the main channel.

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; 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>; 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.

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

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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

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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:

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Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

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P: 509-962-7079

zach.torrancesmith@co.kittitas.wa.us

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KITITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

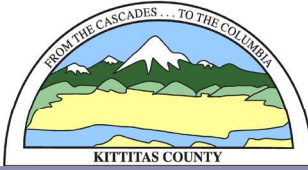
MEMORANDUM

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

<p>ACCESS</p>	<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>
<p>ENGINEERING</p>	<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>
<p>SURVEY</p>	<p>There are no survey comments regarding this application. (JT)</p>
<p>TRANSPORTATION CONCURRENCY</p>	<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.



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

May 4, 2026

Daniel & Kristen Jentges
730 Alford Rd.
Ellensburg, WA 98926

RE: Jentges Conditional Use Permit Application (CU-26-00001) – Transmittal of Comments

Dear Applicants,

Enclosed are the comments received regarding the Conditional Use Permit Application (CU-26-00001) during the comment period.

April 13, 2026	Washington State Dept. of Health – Office of Drinking Water
April 14, 2026	Bonneville Power Administration
April 20, 2026	Yakama Nation Fisheries
April 21, 2026	Confederated Tribes of the Colville Reservation
April 22, 2026	Kittitas County Public Health
April 30, 2026	Kittitas County Public Works
May 1, 2026	Washington State Dept. of Fish & Wildlife
May 1, 2026	Richard Rawlings – Property Owner
May 1, 2026	William R. Peterson – Property Owner

Please review all comments and notify me of any questions. Feel free to respond to any comments submitted by **5pm on May 19, 2026**. Should additional time be needed for your response, please contact me directly prior to May 19, 2026 to request an extension. I will be issuing a decision recommendation based in part on the comments received. You will be notified if any of these comments require further action.

If you have any questions regarding this matter, I can be reached by email at zach.torrancesmith@co.kittitas.wa.us

Sincerely,

Zach Torrance-Smith
Planner I
Kittitas County Community Development Services
411 N Ruby St # 2, Ellensburg, WA 98926

Enclosures: CU-26-00001 Jentges – Combined Comments

From: [Jamey Ayling](#)
To: [Zach Torrance-Smith](#)
Subject: FW: CU-26-00001 Jentges Quiet Cadence
Date: Tuesday, May 5, 2026 2:47:50 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Zach,

Please add this email to the comments as an amended comment. I let Melissa know that this email is sufficient and no need to add a new comment memo.

From: Melissa Schumaier <melissa.schumaier@co.kittitas.wa.us>
Sent: Tuesday, May 5, 2026 2:41 PM
To: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>
Subject: RE: CU-26-00001 Jentges Quiet Cadence

I apologize for the added comments that were more than they need. If they choose to use the portable toilets and bottled water for their guests, this will meet their needs for the Public Health requirements. Please tell them to reach out if they ever choose to amend their plans and would like to have permanent fixtures on site.

Thank you Jamey for pointing this out. I can amend the memo sheet if needed if this email does not suffice.

Regards,

Melissa Schumaier BS REHS/RS

Environmental Health Specialist III, Technical Lead
Kittitas County Public Health Department
507 N. Nanum St., Suite 102, Ellensburg, WA 98926
T: 509.962.7009
E: melissa.schumaier@co.kittitas.wa.us

www.co.kittitas.wa.us/health |   

Please tell us how we're doing: [KCPHD Customer Survey](#)



From: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>
Sent: Tuesday, May 5, 2026 2:36 PM
To: Melissa Schumaier <melissa.schumaier@co.kittitas.wa.us>
Subject: CU-26-00001 Jentges Quiet Cadence

Melissa, thanks for letting me interrupt today, I reviewed the site plan for the CUP (CU-26-00001) compared to Pre-App (Pm-26-00002) when I got back to the office and can see the confusion. The bathroom is labeled as an ADA Bathroom but it is not a new building it is an ada accessible porta potty with an attached handwash station from Brown and Jackson this was not clear on the site plan. They are also not providing the clients with water other than bottled water from Costco. I think this will help to edit the Health Comments on the CUP to state if in the future they add a permanent restroom facility they would need to review the original septic design and upgrade the well to a group A system etc. let me know your thoughts. Thanks Jamey

Jamey Ayling
Planning Manager
Kittitas County
411 N Ruby ST, Suite 2
Ellensburg WA 98926
(509) 962-7065
Jamey.Ayling@co.kittitas.wa.us

From: [Kristen Jentges](#)
To: [Zach Torrance-Smith](#)
Cc: [Jamey Ayling](#)
Subject: Re: CU-26-00001 Jentges - Comment Response
Date: Wednesday, May 20, 2026 9:06:58 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.

Dear Mr. Torrance-Smith,

Thank you for the opportunity to respond to comments submitted regarding Conditional Use Permit application CU-26-00001 for the Jentges property and Quiet Cadence.

We appreciate the thoughtful review provided by County departments, state agencies, tribal representatives, and neighboring property owners. We value the rural character of the Alford Road area and understand the importance of balancing preservation of that character with carefully managed community-serving uses.

First, we are encouraged that several reviewing agencies identified no significant concerns related to cultural, archaeological, or utility impacts, including the Bonneville Power Administration, the Confederated Tribes of the Colville Reservation, and the Yakama Nation.

Quiet Cadence is intended to operate as a small-scale therapeutic agricultural and wellness-oriented use centered around animal interaction, outdoor education, mindfulness activities, and agricultural experiences. The intent is not to create a high-intensity commercial event venue, entertainment complex, or large public gathering space. We understand that some of the examples listed in public comments represent understandable concerns about potential future uses; however, many of those examples are not representative of the operational vision for the property.

We acknowledge the concerns raised by neighboring property owners regarding traffic, noise, lighting, scale, and future intensity of use. We are committed to working collaboratively with County staff and neighbors to develop reasonable operational conditions that preserve the quiet rural environment while allowing this modest agricultural wellness use to function responsibly.

To that end, Quiet Cadence is supportive of conditions addressing items such as:

- Reasonable limits on hours of operation;
- Restrictions on amplified sound and outdoor lighting;
- Limits on attendance and frequency of organized events;
- Parking management requirements;

- Continued agricultural character of the property;
- Protecting areas for wildlife in wetlands in harmony with agricultural use;
- Compliance with all Department of Health, Public Works, and Fire District requirements.

We appreciate Mr. Rawlings' suggestion regarding development of an operational program and agree that clear operational standards could help provide certainty both for neighboring property owners and for future operation of the site. We are open to continued dialogue with neighbors prior to the hearing process in hopes of reaching mutually agreeable conditions.

Regarding agency comments:

- We will coordinate with Kittitas County Public Health and the Department of Health regarding water system classification, testing, sanitary setbacks, and wastewater review requirements.
- We will work with Public Works regarding access permitting, driveway standards, traffic scoping, and any required variance applications.
- We welcome coordination with WDFW concerning critical areas, Mercer Creek protections, riparian buffers, and any mitigation or restoration recommendations deemed appropriate by County staff and agency specialists.
- Any future development or site modifications will comply with applicable grading, floodplain, and environmental regulations.

We also wish to respectfully clarify that this application does not seek to circumvent zoning regulations. The Conditional Use Permit process exists specifically to allow the County to evaluate uses that may be compatible within rural zones when appropriate conditions are applied. We believe this process provides the proper framework for addressing site-specific concerns while ensuring long-term accountability.

Quiet Cadence's mission is rooted in stewardship, therapeutic connection to animals and land, and respectful coexistence within the rural community. We are committed to being responsible neighbors and responsible caretakers of the property.

Thank you again for your consideration and for the extensive review of this application.

Sincerely,

Kristen Jentges
President of Quiet Cadence

On Wed, May 20, 2026 at 8:43 AM Zach Torrance-Smith
<zach.torrancesmith@co.kittitas.wa.us> wrote:

Good morning,

The comment response due date was May 19, 2026, at 5pm for this project. Since we haven't received a response yet, would you like us to postpone the comment response due date to June 2, 2026, at 5pm to allow adequate time for you to respond to transmitted comments?

If you could let me know at your earliest convenience that would be much appreciated.

Thank you,

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.

AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON)
) SS
COUNTY OF KITTITAS)

TERRY L. HAMBERG, being duly sworn on oath, deposes and says that she is the publisher of the NORTHERN KITTITAS COUNTY TRIBUNE, a weekly newspaper. That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the Superior Court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published in the English language continually as a weekly newspaper in Cle Elum, Kittitas County, Washington, and is now and during all of said time was published in an office maintained at the aforesaid place of publication of said newspaper. That the annexed is a true copy of

NOTICE OF APPLICAITON for Jentges Conditional Use Permit (CU-25-00001), Daniel & Kristen Jentges, landowners

as it was published in regular issues (and not in supplement form) of said newspaper once a week for a period of

1 subsequent weeks, commencing on the 16th day of April, 2026 and ending on the _____ day of _____, 2026,

both dates inclusive, and that such newspaper was regularly distributed to its subscribers during all of said period. That the full amount of the fee charged for the foregoing publication is the

sum of \$ 125.40, which amount has been paid in full.

Terry L. Hamberg

Terry L. Hamberg

Subscribed and sworn to before me this 20th day of

April, 2026
Jana E. Stoner
JANA E. STONER

Notary Public in and for the State of Washington, residing at Cle Elum, County of Kittitas. Expires 07/01/2026



KITTITAS COUNTY – NOTICE OF APPLICATION

Project Name (File Number): Jentges Conditional Use Permit (CU-26-00001)

Applicant: Daniel & Kristen Jentges (landowners)

Location: Two tax parcels, (#474234 & #414234), in a portion of the NW ¼ of the SE ¼ of SEC 7, TWP 18, RGE 19, W.M. in Kittitas County, WA; The project site is located on Alford Rd.

Proposal: The applicant is proposing a Small-Scale Event Facility specializing in agricultural-based therapy and wellness services. The project will utilize built residential, non-residential, and agricultural structures that exist on-site.

Materials Available for Review: The submitted application and related filed documents may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926. The file can also be viewed online at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> then navigate to "Conditional Use" & "CU-26-00001 Jentges". Phone: (509) 962-7506

Written Comments from the public may be submitted to the Kittitas County Community Development Services no later than **Friday, May 1st, 2026 at 5:00 p.m.** All comments will be considered in the decision-making process, and any person has the right to comment on this application and receive notification of the decision, once made.

Required Permits: Conditional Use Permit.

The following development regulations will be used for project mitigation and consistency: Kittitas County Environmental Policy Title 15, and Kittitas County zoning code Title 17.

Designated Permit Coordinator: Zach Torrance-Smith, Staff Planner: (509) 962-7079; email at zach.torrancesmith@co.kittitas.wa.us

Notice of Application: Friday, April 10, 2026
Application Received: Tuesday, March 31, 2026
Application Complete: Wednesday, April 8, 2026

(Published in the N.K.C. TRIBUNE, April 16, 2026.)

**KITTITAS COUNTY – NOTICE OF PUBLIC HEARING
Jentges CU-26-00001**

NOTICE IS HEREBY given that Kittitas County CDS and the Kittitas County Hearings Examiner will meet at 9:00 AM on Thursday, June 18, 2026 to conduct a public hearing to consider the Jentges Conditional Use Permit application (CU-26-00001). The proposed project is a Small-Scale Event Facility specializing in agricultural-based therapy and wellness services. The project will utilize built residential, non-residential, and agricultural structures that exist on-site. The subject parcel is in Agriculture-20 zoning with a Rural-Working land use designation. Small-Scale Event Facilities are allowed in this zone with a Conditional Use Permit under KCC 17.15.060.

All interested parties are encouraged to attend the virtual public hearing. Please contact staff for virtual meeting details.

Instructions for how to participate in virtual public hearings may be found at: <https://www.co.kittitas.wa.us/uploads/documents/cds/Virtual%20Public%20Hearing%20Instructions.pdf>.

Anyone with an interest in this matter is urged to attend this noticed virtual hearing where testimony will be taken. Written comments will also be received. Documents may be viewed at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx>, under "Conditional Use", "View Active Applications", and then file number "CU-26-00001 Jentges," or at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 during regular business hours prior to the hearing. Interested persons are encouraged to verify date and time prior to attending.

Staff Planner: Zach Torrance-Smith, 509-962-7079
Dated: June 5, 2026

(Published in the N.K.C. TRIBUNE, June 11, 2026.)

9.6" Line Legal (2x4.8)

RUN DATE: JUNE 11, 2026

Total cost = \$105.60

NORTHERN KITTITAS COUNTY
TRIBUNE
509-674-2511 • Cle Elum, WA

APPROVED BY _____
DATE _____

Please sign and fax back to: (509) 674-5571

- Approved as shown.
- Approved with indicated changes.

Line Legal
PUBLISH: 1 TIME

Notice of Public Hearing Jentges CU-26-00001

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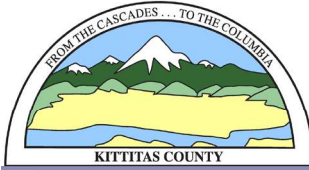
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Staff Planner: Zach Torrance-Smith, 509-962-7079

Dated: June 5, 2026

Publish in: Northern Kittitas County Tribune – June 11, 2026



KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

Notice of Public Hearing

Jentges

CU-26-00001

To: Interested Parties
Applicant

From: Zach Torrance-Smith, Planner I

Date: June 5, 2026

Subject: Jentges (CU-26-00001)

NOTICE IS HEREBY given that Kittitas County CDS and the Kittitas County Hearings Examiner will meet at 9:00 AM on Thursday, June 18, 2026 to conduct a public hearing to consider the Jentges Conditional Use Permit application (CU-26-00001). The proposed project is a Small-Scale Event Facility specializing in agricultural-based therapy and wellness services. The project will utilize built residential, non-residential, and agricultural structures that exist on-site. The subject parcel is in Agriculture-20 zoning with a Rural-Working land use designation. Small-Scale Event Facilities are allowed in this zone with a Conditional Use Permit under KCC 17.15.060.

All interested parties are encouraged to attend the hearing by using one of the methods listed below:

1. By online Webex video conferencing - Meeting Link:

<https://kittitascounty.webex.com/kittitascounty/j.php?MTID=m79634b606b1edbc6eca4dca45e08cf24>

2. By <https://kittitascounty.webex.com> or the Cisco Webex App on your phone or electronic device:
Meeting Number: 2490 822 1802 Meeting Password: 3jrDpdUX2h3
3. By telephone: 1-408-418-9388, Meeting/Access Number: 24908221802##

Instructions for how to participate in virtual public hearings may be found at:

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