



## 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"

**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](mailto:zach.torrancesmith@co.kittitas.wa.us)

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

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Kittitas County CDS

### **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.