

Attachment for 7C

Amy Mills Statement dated 10-28-25 regarding PSA-23-00243

On July 19, 2023, we filed an appeal in regard to Kittitas County conditioning the plat to require completion of an archeological survey prior to ground disturbing activities. After informal discussions with Kittitas County CDS staff, a verbal agreement was reached wherein we withdrew our appeal – and the Kittitas County CDS Department waived completion of the archeological survey in lieu of adherence to an Inadvertent Discovery Plan. Based on this agreement, the Kittitas County Building Department issued permits to allow us to build an additional residence on our 12.68 acre property prior to completion of the Short Plat.

See Attached PSA#: PSA-23-00243.

See Attached "Notice to Withdraw Appeal filed July 19, 2023".

See Attached "E-mail dated June 13, 2025 from Zach Torrance-Smith regarding circumstances surrounding the preliminary phase of SP-23-00002 Mills".

RECEIVED
DEC 02 2025

Kittitas County CDS



Kittitas County
Community Development Services
411 North Ruby Street Suite #2 | Ellensburg, WA 98926
Phone: (509) 962-7506 | Fax: (509) 962-7682

Preliminary Site Analysis Report

PSA #:	PSA-23-00243	Map #:	18-18-20054-0001
Issue Date:	6/8/2023	Expiration Date:	6/8/2024
Parcel #:	960738	Site address:	4640 W DRY CREEK RD ELLENSBURG
Owner:	MILLS, MARK L ETUX 4640 W DRY CREEK RD ELLENSBURG, WA, 98926	Owner:	JASON AND KATRINA MANKUS PO BOX 421 ROSLYN, 98941 KATMILLS0713@HOTMAIL.COM 509-304-8315

Proposed use: SFR

Land & Zoning

Lot size: 12.68000000

Land use: Rural Residential

*Spice
15
January*

Please see comments below about zoning and a proposed short plat on this property (SF-23-00002). As DAHP and the Snoqualmie Tribe have both requested an archaeological survey for the short plat, a survey will be need to be conducted prior to ground disturbing activities (and will be a condition of the plat). Please see their attached letters and contact them for surveyor resources as well as a list of consultants that may be able to help you with this. This survey and the findings of DAHP, and the Snoqualmie Tribe will be required for building permits to be issued. This survey shall be done prior to any ground disturbing activities**

Zoning: Agriculture 5

Mark and Amy Mills
4640 W Dry Creek Road
Ellensburg, WA 98926

August 3, 2023

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Kittitas County CDS

Kittitas County Community Development Services
Attn: Jamey Ayling, Planning Manager
411 N Ruby Street – Suite 2
Ellensburg, WA 98926

RE: Mills-2, SP-23-00002 – Notice to Withdraw Appeal filed July 19, 2023
Findings of Fact, Decision and Conditions of Approval

Dear Jamey:

In regard to Short Plat Application – Mills-2, SP-23-00002, please accept this letter as our official Notice to Withdraw the Appeal we filed on July 19, 2023, in dispute of the County's Findings of Fact, Decision and Conditions of Approval.

At this time, we are requesting a full refund of the \$1,670.00 Appeal Fee be sent to us at 4640 W Dry Creek Road, Ellensburg, WA 98926.

Thank you for your assistance in this matter.

Sincerely,



Amy Mills

From: "Zach Torrance-Smith" <zach.torrancesmith@co.kittitas.wa.us>
To: mills@fairpoint.net, "jamey ayling" <jamey.ayling@co.kittitas.wa.us>
Sent: Friday, June 13, 2025 3:22:14 PM
Subject: Final Short Plat - SP-23-00002 Mills

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Kittitas County CDS

Good afternoon,

I included the manager of the planning dept., Jamey Ayling, on this email at your request. Attached is the Final Short Plat application that will initiate the finalization of your Preliminary Short Plat from 2023.

Jeremiah Cromie processed the Preliminary phase of this project and he is no longer with the county. You had indicated you'd spoken to Jamey about this project several times and that he's aware of the circumstances surrounding the preliminary phase and why it was appealed. He is out for the rest of the day, but I have made a note to speak with him Monday morning about this project.

Let me know if you have any other information you think would be useful to get the final phase of this project going. Once you've turned in the completed application and the fee, we can start processing it.

Please don't hesitate to reach out if you have any further questions or concerns.

Zach Torrance-Smith

Planner I

Kittitas County Community Development Services

411 N. Ruby St., Suite 2

Ellensburg, WA 98926

P: 509-962-7079
