

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



Kittitas County CDS

Aug 13, 2025

Tyler Glahn
President, Crytyl Enterprises Inc.
PO Box 454
Ellensburg WA 98926

Dear Zach Torrance-Smith,

On behalf of Crytyl Enterprises, I would like to thank you—and all who have taken the time to review and comment on the proposed Pfenning Plat—for your engagement in this process.

Please find below individual responses to the various governing jurisdictions as well as to adjacent parcel owners.

Kittitas Valley Fire and Rescue/Kittitas County Fire Marshal

Crytyl Enterprises is committed to meeting all requirements set forth by these department. As we progress further into the platting process, we will obtain specific details—such as hydrant placement and signage—and incorporate these, along with other necessary items, into the civil engineering plans.

We also intend to increase the water meter size to 1" for Lots 39–30 to ensure adequate flow for individual home fire sprinkler systems. If a secondary connection point is completed before these homes are constructed, this upgrade may not be necessary. However, given current timelines, it appears unlikely that a connection road will be built in time.

To address this, we will note the requirement on the plat map and in the recorded covenants, ensuring these parcels remain encumbered with this condition.

City of Ellensburg

Crytyl Enterprises is committed to complying with all guidelines and requirements set forth by the City Public Works Department and Community Development. I have already addressed and clarified several design-related issues for this plat and will continue to do so as we progress through the platting process, ensuring full compliance with both city and county standards.

Cascade Irrigation

Crytl Enterprises is well-versed in the standard specifications for irrigation water within your district. We will work closely with Kelton Montgomery to ensure our plans fully comply with the published rules and specifications established by Cascade.

Nancy Jewett

Thank you for sharing your concerns regarding this plat. From our phone conversation today, I understand you have submitted pre-application materials to the City of Ellensburg for a proposed short plat that does not incorporate the road configurations I have designed. I can appreciate why this might be frustrating; however, I am confident that together we can explore alternative options for your parcel that align with the overall design and layout.

Additionally, with some joint planning, we may be able to coordinate utility placement in advance. This could allow for utility stubs to be installed on your property ahead of time, supporting future growth while minimizing the need for reconstruction of newly built city infrastructure. Thanks for your time I hope we can meet together soon to discuss this project.

Department of Fish and Wildlife

Crytl enterprise intends on installing a permanent physical boundary, such as a split rail fence, to clearly mark the critical area boundary. We support installing prior to other ground disturbing work to ensure the protection of the critical areas and their functions and values. We also support including the following language on the final plat map and on signs posted along the fence line: Page 2 “No activity shall take place within designated wetland areas, including but not limited to the cutting of vegetation, dumping, filling, or construction. Wetland areas must remain in their natural state in perpetuity.”

Department of Ecology

Crytl Enterprises plans to comply with all rules and guidelines set forth by DOE.

Sincerely,



Tyler Glahn
Crytl Enterprises