

Sincerely,



Tyler Glahn

Crytly Enterprises



Kittitas County CDS

### **Washington State Department of Fish and Wildlife**

Thank you for your comments and concerns regarding the critical areas on this parcel. I appreciate your engagement in ensuring thoughtful stewardship of environmentally sensitive land.

Based on input from neighbors, Lyle Creek experiences very low flow, particularly during periods when irrigation is turned off. I've been told that at certain times of the year, the creek may not run at all. During a recent site visit, I was able to cross the creek by foot—it was approximately six inches deep. Constructing a formal access, such as a bridge, would likely result in greater disturbance to the wetland than allowing homeowners to walk across the creek themselves when necessary.

In past plats I've developed in Ellensburg, homeowners consistently express the desire to use their property independently. Shared spaces often bring recurring monthly or annual costs that may push first-time buyers or those on fixed incomes beyond affordable financing thresholds. Introducing HOA fees to maintain common tracts that are seldom used can be a significant barrier to homeownership. For this reason, I have worked to eliminate HOA fees in all of my previous plats, making homes more accessible to average buyers.

Creating separate tracts for wetlands without an HOA leads to long-term maintenance issues. Relying on residents to collectively manage land without a funding mechanism is unreliable. Across Kittitas County, there are numerous tracts classified as critical areas that lack private ownership. Over time, these areas are neglected due to the absence of a functioning HOA. Since such parcels are not taxable, the maintenance burden often shifts to the County or the City of Ellensburg.

I spoke with Mark Eylar, the seasonal weed inspector and Noxious Weed Control Board coordinator for Kittitas County. He provided several examples of similar tracts becoming problematic, including Currier Creek Plat and other critical-area parcels. Since they are not privately owned, his department cannot hold anyone accountable for maintenance. In contrast, if the land were owned individually, enforcement protocols could be applied effectively.

I believe that homeowners are more likely to maintain longer rear yards—especially when a low-flowing creek runs through them. Natural landscaping can be an asset to the homeowner, offering opportunities for sitting areas, birdwatching, and 4H-related livestock grazing. When residents see personal value in a space, they are far more likely to care for it properly. Creating a separate tract would reduce use and potentially shift long-term responsibility back onto the County—something we've seen happen with previous developments.

Buffer Setbacks:

Wetland boundaries have been flagged onsite by Ed Sewell, and the 90- and 130-foot buffer distances have been laid out based on this flagging. Buffer averaging has been applied where necessary to achieve the 90-foot setback. This is needed because Lyle Creek and the associated wetlands meander significantly east and west, while utilities, roads, and lot lines must follow more consistent, linear alignments. We've established a uniform line across the lots: some exceed the minimum buffer, while others rely on averaging as permitted.

On the east side of the parcel, 10 lots are proposed. Of those, six utilize buffer averaging. We have intentionally chosen not to develop any land east of Lyle Creek, thereby preserving several acres of buildable, non-critical land in its natural state.

We understand the challenge of accurately depicting the boundaries of a meandering, low-flow creek and wetland system. To ensure precision, a full topographic survey will be completed in AutoCAD by a licensed surveyor and civil engineer. These boundary details will be reflected in our construction drawings and reinforced through on-site survey staking before development begins. Additionally, we plan to install a permanent, physical boundary—such as a split rail fence—to clearly mark critical areas during construction and after occupancy.

For long-term protection, we propose including the following language on the final plat map and on signs posted along the fence line:

*"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."*

We are also considering placing covenants or restrictions on individual parcels to ensure future homeowners are informed about the presence and ecological importance of these critical areas.

If you have additional concerns or suggestions, I would welcome the opportunity to speak with you directly. You can reach me at (360) 220-6518.

Sincerely,



Tyler Glahn  
Crytl Enterprises

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



Kittitas County CDS

June 19, 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.

**Dennis and Mary Emmons,**

Thank you for your comments, we appreciate your concerns. When dealing with open irrigation water that flows through a property being developed and continues to a neighboring parcel, it's typical for the civil engineer to design a culvert system. This is usually done with easements between parcels so the irrigation can be piped underground and then reopens when it reaches an adjacent property. Your property I believe has a direct path to Lyle Creek so I don't believe any culvert from this property is needed to maintain proper flows to yours. However we will gather as much information from as possible before designing anything. Your concerns about noise are also valid. No one enjoys construction noise. We are bound by city and county noise ordinances, and we will comply with those. Beyond that, we do our best to minimize disruption, especially on weekends. Things within our control, such as loud music from workers or ungreased, squeaky equipment, will be addressed and mitigated. Some aspects, like compressors and diesel engines, are more difficult to quiet, but we still try to reduce their impact as much as possible. I make it a point to be available if neighbors are hearing anything out of the ordinary, and I strive to be as courteous and respectful as possible throughout the construction process. Lastly, the setbacks are determined by city standards, which are based on the inter-local agreement.

**Cascade Irrigation District,**

Crytyl Enterprises is familiar with the standard specifications for irrigation water within your district. We plan to work directly with Kelton Montgomery to ensure our plans provide adequate compliance with the published rules and specifications set forth by Cascade.

**Energy Services Department Natural Gas Division,**

Crytly Enterprises currently has no plans to include natural gas on this plat or any of the proposed lots. Should this change, we will consult directly with Darrin Yusi prior to any further design or engineering of the project.

**Confederated Tribes of the Colville Reservation**

Crytly Enterprises will address any concerns raised by Jordan Bovee and/or any other tribal representatives or related parties regarding archaeological preservation. There are no known impacts, therefore no measures are proposed. If, during construction, artifacts are found, then work within the area will cease until an archaeologist or other specialist can examine the site to determine mitigation, per federal and state laws

I can be reached directly at (360) 220-6518.

**AJ De Vries,**

Thank you for your comments. We appreciate your concerns regarding wetland and critical area preservation. Our company has worked with critical areas in the past and is committed to following all setback requirements to protect these sensitive environments. To clarify, the 90-foot buffer is measured from the wetland boundary, not from the actual creek. Based on my field measurements, all home placements and related work will be located more than 200 feet from Lyle Creek as stated on my SEPA checklist. Although the city setbacks from the creeks such as these are less than 200 feet it really is not relevant as the setbacks from the wetland areas which surround the creek are more stringent. The wetland boundaries are marked onsite with flagging placed by Ed Sewell, and the 90-foot buffer is based on those flags, incorporating buffer averaging where needed. Buffer averaging is used here because Lyle Creek and the wetland boundaries meander significantly east and west, while utilities, roads, and lot lines need to follow relatively straight alignments. We selected a consistent, straight buffer line across the lots, meaning some lots exceed the minimum buffer, while others use the averaging allowance.

It is correct that there are 10 lots on the east side of this parcel; however, only 6 of them utilize the buffer averaging option. We have chosen not to develop any land east of Lyle Creek, preserving a substantial amount of non-critical, buildable land. This approach leaves several acres behind each of the ten lots completely undisturbed. Homes will be situated within the first 30 feet of these 515+-foot-deep lots, leaving the remaining land in its natural state. Our intent is to allow future homeowners to enjoy the habitat and possibly view the species you mentioned. We hope this design minimizes the impact on the ecosystem. That said, it is quite a challenge to depict the exact boundaries of a meandering, low-flow creek and the associated wetland areas. However, a full topographic map will be created in AutoCAD by a licensed surveyor and engineer, ensuring all creek and wetland boundaries are accurately transferred into our construction drawings. These will be followed up with onsite survey staking to ensure clear and accurate boundary protections before development begins. We also plan to install a physical, permanent boundary onsite such as a split rail fence to mark critical areas clearly during construction and after home occupancy. For additional long-term protection, we propose to include the following language on the plat map and on signage posted along the fence:

“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”

In addition, we are considering placing covenants or restrictions on individual parcels to ensure new homeowners are informed of the presence and importance of the critical areas within their property. I'm happy to speak with you directly if you have any further concerns or suggestions. You can reach me at (360) 220-6518.

Sincerely,



Tyler Glahn

Crytyl Enterprises

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JUN 24 2025

Kittitas County CDS

**Pat and Cindy Staloch,**

Thank you for your comments. Please find my responses below:

I signed a pre-agreement between Crytyl Enterprises and the Gunderson family. The agreement states that the easement area will be dedicated to the City of Ellensburg for the use of access, domestic water, sewer, and power—both for the frontage parcel and the 40 proposed lots.

There are wetlands on some portions of the property. We addressed the wetlands with a Critical Areas Report, which I enclosed with the application.

None of the property is in the floodplain, according to county maps. Our civil engineer typically designs a storm water report to comply with future storm events, including retention ponds. These become public information once submitted. I'd also be happy to share them with you directly and explain our process.

The Critical Areas Report also outlines setbacks from both Lyle Creek and the wetlands. Homes will remain clear of the wetlands and creek areas through buffer zones regulated by both city and county code.

I'm aware of the old Ranch Tavern—I've heard it was quite an iconic place. I believe a mini storage facility was recently built in its place. I have no knowledge of these new buildings having been flooded. However, I understand that it was built using similar processes and procedures to the ones I'm following to prevent future flood damage.

Sincerely,



Tyler Glahn

Crytyl Enterprises

**Linda Roberts,**

Thank you for your comments, we appreciate your concerns. It looks like you have a very nicely maintained home. My goal is not to disturb neighbors or interfere with the use of their property.

Regarding irrigation:

Lyle Creek, I assume, will be the source of irrigation water granted by Cascade for the plat, through one of the open ditches on this property. Cascade Irrigation will inform me which ditch is intended to be used as my connection point. From there, according to district standards, as the developer, I am to distribute that water through irrigation piping to each lot—generally a 2” main pipe with 1” stubs for each lot. Cascade Irrigation also requires that I provide adequate pressure to each lot. Depending on the connection point, I may or may not need to build a pump system to provide that pressure.

At this time, I’m planning on building homes and landscaping similar to those in Katie Meadows Phase 1 and 2 off Bender Road (far west end of 26th Ave), where I’m currently working. We’ve found that most consumers prefer mostly dryscape-type front yards, with very minimal landscaping or lawn in the rear yards. I suspect this trend will continue in this plat, which will reduce the need for irrigation—especially since the lots will be relatively small.

I’ve also seen numerous homeowners in plats choose to use their domestic water to irrigate their yards. Some homeowners have told me they do this because it’s a more reliable water source that doesn’t require a pump system. Others say it’s cleaner, so they don’t need to worry about filtration. As the developer, I leave it up to the future homeowner to decide how they want to irrigate. I am, however, required by the district to provide a viable irrigation delivery system with some form of pressure. How it’s used is up to the homeowner.

Out of the 20 homes I’ve built and sold in the last year—all of which have irrigation systems I provided—only two, to my knowledge, have irrigated lawns (approximately 17’ x 46’). For the Katie Meadows plat, irrigation usage has drastically declined since I purchased the 7 acres, now that the homes are built. I expect this project will follow the same trend.

Regarding light pollution:

New houses generally have some exterior lighting—typically one light in the back and three in the front. None of the homes I build will include excessive lighting. However, I don’t regulate how homeowners choose to light their homes once sold.

Street lighting is a requirement imposed by the City of Ellensburg through the County as a condition of the plat. For example, the Katie Meadows 54-lot plat has six streetlights, placed under the city’s discretion. I don’t make those decisions—I simply install the lighting as I’m instructed.

On a more personal note, my 9-year-old son—an advocate for saving the night sky—has chosen *dark sky downlights* for our past plats, and we plan to continue using them in this plat as well.

I’m happy to speak with you directly about any concerns that are within my control. My main goal is to be a good neighbor and avoid impacting others. That said, I am bound by numerous agencies and regulations that I must comply with.