



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

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Office (509) 962-7506

“Building Partnerships – Building Communities”

## NOTICE OF APPLICATION

**Notice of Application:** Thursday, May 15, 2025  
**Application Received:** Wednesday, May 7, 2025  
**Deemed Complete:** Thursday, May 15, 2025

**Project Name (File Number):** Phenning Plat (SE-25-00009)

**Applicant:** Tyler Glahn, Crytyl Enterprises, Inc.

**Location:** The subject properties are parcels #12391, #12392, and #12393, directly adjacent to the City of Ellensburg, Section 31, Township 18, Range 19, in Kittitas County.

**Proposal:** The applicant is proposing the subdivision of 12.49 acres into 40 lots intended for single-family home construction. The project is proposed on a site that is zoned Urban-Residential within an Urban Land Use designation.

**Materials Available for Review:** The complete SEPA Checklist and application file may be viewed at Kittitas County Community Development Services, 411 N. Ruby St. Suite 2, Ellensburg, WA 98926 during regular business hours. The file can also be viewed online at <https://www.co.kittitas.wa.us/cds/land-use/default.aspx> navigating to “State Environmental Policy Act (SEPA),” then to the application number “SE-25-00009 Phenning Plat”.

**Written Comments** from the public may be submitted to the Kittitas County Community Development Services no later than **Monday, June 2, 2025, at 5:00 p.m.**, after which a SEPA threshold determination will be issued pursuant to 43.21C RCW (State Environmental Policy Act). A Mitigated Determination of Non-Significance is expected to be issued using the Optional MDNS Process under WAC 197-11-350. This may be the only opportunity to comment on the environmental impacts of this proposal. A copy of this subsequent threshold determination will be available to the public upon request.

**Required Permits:** SEPA

**Designated Permit Coordinator (staff contact):** Zach Torrance-Smith (509) 962-7079; email at [zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us).