



## KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Building Partnerships; Building Communities

### PRELIMINARY MITIGATED DETERMINATION OF NONSIGNIFICANCE

**File:** SEPA Checklist (SE-25-00009)  
Pfenning Plat SEPA Application

**Description:** Tyler Glahn, Crytyl Enterprises, Inc., is proposing a subdivision resulting in the creation of forty (40) new lots to be made available for new residential homes. The project is proposed on a site that is zoned Urban-Residential within the Ellensburg Urban Growth Area with an Urban Land Use designation.

**Proponents:** Tyler Glahn, Crytyl Enterprises, Inc.  
PO Box 454  
Ellensburg, WA 98926

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

**Lead Agency:** Kittitas County Community Development Services

The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c) and WAC 197-11. This decision was made after review of a completed environmental checklist, and other information on file with the lead agency. This information is available to the public on request or can be viewed at the Kittitas County Community Development Services website at: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> under "State Environmental Policy Act (SEPA)" using the file number "SE-25-00009 Pfenning Plat."

The lead agency has determined that certain mitigation measures are necessary in order to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal. Failure to comply with mitigation measures identified hereafter will result in the issuance of a Determination of Significance (DS) for this project. The mitigation measures include the following:

- 1) The applicant shall prepare an Inadvertent Discovery Plan (IDP) and prepare construction crews for the possibility of encountering cultural resources prior to any ground disturbing activities.
- 2) Should ground disturbing or other activities related to the development result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State Department of Archaeology and Historic Preservation (DAHP). Work shall remain suspended until the findings are assessed, and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.
- 3) The applicant shall obtain an engineered grading permit for any earth movements associated with the proposed project. The applicant shall not grade until their grading permit is issued by Kittitas County Public Works.
- 4) A Transportation Concurrency Management Application shall be obtained from Kittitas County Public Works.

- 5) Private roads serving any of the lots within this development shall be inspected and certified by a licensed professional engineer for conformance with current Kittitas County Road Standards.
- 6) The applicant shall contact the Department of Ecology to determine if an NPDES Construction Stormwater Permit is needed. Applicant shall show in writing that this effort was made. If the Department of Ecology requires an NPDES Construction Stormwater Permit, the applicant shall obtain one and provide a copy to Kittitas County.

The County expects to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal, and will use the optional MDNS process authorized by WAC 197-11-350, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on Monday, June 2, 2025.

Questions or Comments regarding this determination can be directed to Zach Torrance-Smith, (509) 962-7079, [zach.torrancesmith@co.kittitas.wa.us](mailto:zach.torrancesmith@co.kittitas.wa.us)

**Responsible**

**Official:** \_\_\_\_\_

Jamey Ayling

**Title:** Kittitas County CDS Planning Manager

**Address:** Kittitas County Community Development Services  
411 North Ruby St., Suite 2  
Ellensburg, WA 98926  
(509) 962-7506

**Date:** May 15, 2025