



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

MITIGATED DETERMINATION OF NONSIGNIFICANCE

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

Description: The applicant, Tyler Glahn (Crytyl Enterprises Inc.), is proposing a 40-lot plat (subdivision) on three parcels totaling 12.49 acres, the proposal includes 40 residential lots ranging from 0.13 to 0.70 acres. The subject property is zoned Urban-Residential with an Urban land use designation.

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

Location: Three tax parcels (12391, 12392, 12393) located off N. Pfenning Rd., directly adjacent to the City of Ellensburg, WA. Section 31, Township 18, Range 19. The property bears Kittitas County map number 18-19-31060-0002, 18-19-31060-0003, 18-19-31060-0004.

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 reviewing a completed environmental checklist, and other information on file. 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:

Transportation

- 1) The applicant shall satisfy Kittitas County Public Works transportation concurrency management requirements, including a Transportation Concurrency Management application per KCC 12.04.02.010.
- 2) Should ground disturbing or other activities related to the proposed subdivision 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) and the Confederated Tribes of the Colville Reservation. 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.

Critical Areas

- 1) All newly created lots are required to be consistent with best available science for the protection of critical areas functions and values. If buffer averaging is to be approved, the existing buffers shall be enhanced and permanently protected to avoid encroachment. All Critical Area boundaries shall be required to be protected with wildlife friendly fencing and appropriate signage.

This MDNS is issued under WAC 197-11-355; the lead agency will not act on this proposal for 10 working days. Any action to set aside, enjoin, review, or otherwise challenge this administrative SEPA action on the grounds of noncompliance with the provisions of Chapter 43.21 RCW, shall be commenced on or before **July 16, 2025 at 5 pm.**

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

**Responsible
Official:**



Jamey Ayling (Planning Manager)

Title: Kittitas County CDS Planning Official

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

Date: June 30, 2025

Pursuant to Chapter 15A.07.010 KCC, this MDNS may be appealed by submitting specific factual objections in writing with a fee of \$1550.00 to the Kittitas County Community Development Services, 411 N Ruby St. Suite 2, Ellensburg WA 98926. Timely appeals must be received no later than 5:00pm, July 16, 2025. Aggrieved parties are encouraged to contact Community Development Services at (509) 962-7506 for more information on the appeal process.