

**From:** [Downes, Scott G \(DFW\)](#)  
**To:** [Jeremiah Cromie](#)  
**Cc:** [Torrey, Elizabeth M \(DFW\)](#)  
**Subject:** RE: LPF-22-00007 Forest Ridge Ph. 5 Final Plat Notice - Request for Review/Comments Round 2  
**Date:** Monday, November 7, 2022 10:30:35 AM

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Ok, thanks.

Here is our informal comment then for the record:

WDFW would like to be involved in the review of the open space management plan as it relates to streams and forest. As conditions have likely changed since the 2009 study, the plan should be revised and sent to WDFW for review and comment. There are numerous streams within the plats and the area is a part of a wildlife migration corridor known as Cle Elum ridge. WDFW is concerned that most of the clearing has taken place including putting in roads and stream crossings prior to this approval. The applicants claimed that they had a Kittitas County clearing and grading permit to do this work. WDFW would like to understand the scope of the approved clearing and grading for these plats and how it fits in with the open space plan.

Please keep us informed and happy to answer any questions on this in regards to fish, wildlife and their habitats.

Scott

***Scott Downes***

Fish & Wildlife Habitat Biologist  
Washington Department of Fish and Wildlife  
Region 3 Habitat Program  
1701 South 24<sup>th</sup> Ave  
Yakima, WA 98902-5720  
[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)  
Cell-509-607-3578

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**From:** Jeremiah Cromie <jeremiah.cromie@co.kittitas.wa.us>  
**Sent:** Monday, November 7, 2022 10:10 AM  
**To:** Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>  
**Subject:** RE: LPF-22-00007 Forest Ridge Ph. 5 Final Plat Notice - Request for Review/Comments Round 2

## External Email

Scott,

I believe the reason I sent it to you is based on a condition within their SEPA regarding wildlife and habitat. Part of the return of application which I just sent this morning for Phase 4 (see attached) was for the SEPA condition (see below) not being met and I have not yet received an open space management plan. They are aware of it after a meeting we had with them last week. They have a lot of other issues they need to fix as well to get final plat approval.

*“The Forest Ridge Streams and Wildlife Habitat Study (December 2009) states that the Forest Ridge plat has been designed to avoid and minimize impacts to existing waterways and wildlife habitats in the study area, and that “The current design and layout of the proposed developments meet the intent and requirements of the Kittitas County Code, including the provisions for protecting waterways and riparian habitat areas” (p. 10). To ensure identified project areas remain suitable habitat for wildlife, the applicant shall submit to the County an Open Space Management Plan prior to final plat approval. This Plan shall describe the types of recreational uses and improvements allowed in the open space areas, and include a statement from a professional biologist demonstrating that the proposed uses, proposed improvements, and lot layout will avoid and minimize impacts to wildlife habitats. Approved recreational uses, as well as provisions for maintenance of any improvements shall be included in the Homeowners Association CCRs.”*

**Jeremiah Cromie**  
Planner II  
Kittitas County  
Community Development Services  
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Ellensburg, WA 98926  
Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

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**From:** Downes, Scott G (DFW) <[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)>

**Sent:** Monday, November 7, 2022 9:50 AM

**To:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>

**Subject:** RE: LPF-22-00007 Forest Ridge Ph. 5 Final Plat Notice - Request for Review/Comments Round 2

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Jeremiah,

Can you clarify what is being approved here? They have already done some/most of the clearing in this area, put in roads, culverts etc.. Is it just the final building sites?

Thanks for the input. Trying to see if we need to send in comments and what's being covered will help me to determine that.

Scott

**Scott Downes**

Fish & Wildlife Habitat Biologist  
Washington Department of Fish and Wildlife  
Region 3 Habitat Program  
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Yakima, WA 98902-5720  
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**From:** Jeremiah Cromie <[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)>  
**Sent:** Tuesday, October 25, 2022 12:59 PM  
**To:** Joe Dietzel <[joe.dietzel@co.kittitas.wa.us](mailto:joe.dietzel@co.kittitas.wa.us)>; Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>; Steph Mifflin <[stephanie.mifflin@co.kittitas.wa.us](mailto:stephanie.mifflin@co.kittitas.wa.us)>; Christy Garcia <[christine.garcia@co.kittitas.wa.us](mailto:christine.garcia@co.kittitas.wa.us)>; Haley Mercer <[haley.mercer@co.kittitas.wa.us](mailto:haley.mercer@co.kittitas.wa.us)>; PublicHealth Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Mau, Russell E (DOH) <[Russell.Mau@DOH.WA.GOV](mailto:Russell.Mau@DOH.WA.GOV)>; Neet, Wendy (ECY) <[wnee461@ECY.WA.GOV](mailto:wnee461@ECY.WA.GOV)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Mike Engelhart (GOV) <[mengelhart@cleelum.gov](mailto:mengelhart@cleelum.gov)>; KathiSwanson <[kswanson@cleelum.gov](mailto:kswanson@cleelum.gov)>; 'mhayes@cleelum.gov' <[mhayes@cleelum.gov](mailto:mhayes@cleelum.gov)>; VirgilAmick <[vamick@cleelum.gov](mailto:vamick@cleelum.gov)>; CleElumPlanning <[planning@cleelum.gov](mailto:planning@cleelum.gov)>; 'Jacob.Prilucik@wsdot.wa.gov' <[Jacob.Prilucik@wsdot.wa.gov](mailto:Jacob.Prilucik@wsdot.wa.gov)>; Gonseth, Paul <[GonsetP@wsdot.wa.gov](mailto:GonsetP@wsdot.wa.gov)>; CleElumPlanning <[planning@cleelum.gov](mailto:planning@cleelum.gov)>; Holly Erdman <[Holly.erdman@co.kittitas.wa.us](mailto:Holly.erdman@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Downes, Scott G (DFW) <[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)>; Warthen, Luke (DNR) <[Luke.Warthen@dnr.wa.gov](mailto:Luke.Warthen@dnr.wa.gov)>; MAUNEY, MARTY (DNR) <[MARTIN.MAUNEY@dnr.wa.gov](mailto:MARTIN.MAUNEY@dnr.wa.gov)>; Darren Higashiyama <[darren.higashiyama@co.kittitas.wa.us](mailto:darren.higashiyama@co.kittitas.wa.us)>; Carp, Lizzie (ECY) <[car461@ECY.WA.GOV](mailto:car461@ECY.WA.GOV)>  
**Cc:** Dan Carlson <[dan.carlson@co.kittitas.wa.us](mailto:dan.carlson@co.kittitas.wa.us)>; Kelly Bacon (CD) <[kelly.bacon.cd@co.kittitas.wa.us](mailto:kelly.bacon.cd@co.kittitas.wa.us)>; Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Subject:** RE: LPF-22-00007 Forest Ridge Ph. 5 Final Plat Notice - Request for Review/Comments Round 2

## External Email

As November 11, 2022 is Veteran's Day, please have all review comments back by **5p on Nov. 14<sup>th</sup>, 2022**.

Thanks.

Jeremiah Cromie  
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Community Development Services  
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Office: 509-962-7046  
[jeremiah.cromie@co.kittitas.wa.us](mailto:jeremiah.cromie@co.kittitas.wa.us)

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**From:** Jeremiah Cromie

**Sent:** Tuesday, October 25, 2022 12:56 PM

**To:** Joe Dietzel <[joe.dietzel@co.kittitas.wa.us](mailto:joe.dietzel@co.kittitas.wa.us)>; Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>; Steph Mifflin <[stephanie.mifflin@co.kittitas.wa.us](mailto:stephanie.mifflin@co.kittitas.wa.us)>; Christy Garcia <[christine.garcia@co.kittitas.wa.us](mailto:christine.garcia@co.kittitas.wa.us)>; Haley Mercer <[haley.mercer@co.kittitas.wa.us](mailto:haley.mercer@co.kittitas.wa.us)>; PublicHealth Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; 'russell.mau@doh.wa.gov' <[russell.mau@doh.wa.gov](mailto:russell.mau@doh.wa.gov)>; 'wendy.neet@ecy.wa.gov' <[wendy.neet@ecy.wa.gov](mailto:wendy.neet@ecy.wa.gov)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; 'mengelhart@cleelum.gov' <[mengelhart@cleelum.gov](mailto:mengelhart@cleelum.gov)>; 'kswanson@cleelum.gov' <[kswanson@cleelum.gov](mailto:kswanson@cleelum.gov)>; 'mhayes@cleelum.gov' <[mhayes@cleelum.gov](mailto:mhayes@cleelum.gov)>; 'vamick@cleelum.gov' <[vamick@cleelum.gov](mailto:vamick@cleelum.gov)>; 'planning@cleelum.gov' <[planning@cleelum.gov](mailto:planning@cleelum.gov)>; 'Jacob.Prilucik@wsdot.wa.gov' <[Jacob.Prilucik@wsdot.wa.gov](mailto:Jacob.Prilucik@wsdot.wa.gov)>; 'paul.gonseth@wsdot.wa.gov' <[paul.gonseth@wsdot.wa.gov](mailto:paul.gonseth@wsdot.wa.gov)>; 'planning@cleelum.gov' <[planning@cleelum.gov](mailto:planning@cleelum.gov)>; Holly Erdman <[holly.erdman@co.kittitas.wa.us](mailto:holly.erdman@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; 'Scott.Downes@dfw.wa.gov' <[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)>; 'luke.warthen@dnr.wa.gov' <[luke.warthen@dnr.wa.gov](mailto:luke.warthen@dnr.wa.gov)>; 'MARTIN.MAUNEY@dnr.wa.gov' <[MARTIN.MAUNEY@dnr.wa.gov](mailto:MARTIN.MAUNEY@dnr.wa.gov)>; Darren Higashiyama <[darren.higashiyama@co.kittitas.wa.us](mailto:darren.higashiyama@co.kittitas.wa.us)>; [lcar461@ecy.wa.gov](mailto:lcar461@ecy.wa.gov)

**Cc:** Dan Carlson <[dan.carlson@co.kittitas.wa.us](mailto:dan.carlson@co.kittitas.wa.us)>; Kelly Bacon (CD) <[kelly.bacon.cd@co.kittitas.wa.us](mailto:kelly.bacon.cd@co.kittitas.wa.us)>; Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>

**Subject:** RE: LPF-22-00007 Forest Ridge Ph. 5 Final Plat Notice - Request for Review/Comments Round 2

Good afternoon,

CDS received an updated final plat submittal for Forest Ridge Ph. 5 (LPF-22-00007) on 10-20-22. Links to the new materials are below. For internal folks, all the documents are in the folder and I

have put together a master file entitled 10-20-22 Submittal Master File that is bookmarked. For external folks, please see the [LPF-22-00007 Forest Ridge Ph 5 10-20-22 Submittal Master File](#) in the online files. The file is bookmarked. The original plat approval and SEPA are in the folder with the master file or can be seen online under the following documents: **RES 2010-137 Forest Ridge Prelim plat** and **LP-08-00014 Forest Ridge SEPA Action MDNS**. If there is something you need, please let me know as soon as possible.

I also included a link below to where the latest master file submittal (that is bookmarked) for Ph 4 that is referenced in some of the documents for Phase 5. See LPF-22-00006 Forest Ridge Ph 4 10-14-22 Submittal Master File.

**Forest Ridge Ph. 5 Links:**

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**Internal Link:** [LPF-22-00007 Forest Ridge Ph 5](#)

**External Link:** [LPF-22-00007 Forest Ridge Ph 5](#)

**Forest Ridge Ph. 4 Links:**

**Internal Link:** [LPF-22-00006 Forest Ridge Ph 4](#)

**External Link:** [LPF-22-00006 Forest Ridge Ph 4](#)

**Please have all comments back no later than 5p on November 11, 2022.**

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**From:** Jeremiah Cromie

**Sent:** Friday, September 9, 2022 11:06 AM

**To:** Joe Dietzel <[joe.dietzel@co.kittitas.wa.us](mailto:joe.dietzel@co.kittitas.wa.us)>; Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>; Steph Mifflin <[stephanie.mifflin@co.kittitas.wa.us](mailto:stephanie.mifflin@co.kittitas.wa.us)>; Christy Garcia <[christine.garcia@co.kittitas.wa.us](mailto:christine.garcia@co.kittitas.wa.us)>; Haley Mercer <[haley.mercer@co.kittitas.wa.us](mailto:haley.mercer@co.kittitas.wa.us)>; PublicHealth Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; 'russell.mau@doh.wa.gov' <[russell.mau@doh.wa.gov](mailto:russell.mau@doh.wa.gov)>; 'wendy.neet@ecy.wa.gov' <[wendy.neet@ecy.wa.gov](mailto:wendy.neet@ecy.wa.gov)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; 'mengelhart@cleelum.gov' <[mengelhart@cleelum.gov](mailto:mengelhart@cleelum.gov)>; 'kswanson@cleelum.gov' <[kswanson@cleelum.gov](mailto:kswanson@cleelum.gov)>; 'mhayes@cleelum.gov'

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**Cc:** Dan Carlson <[dan.carlson@co.kittitas.wa.us](mailto:dan.carlson@co.kittitas.wa.us)>; Kelly Bacon (CD)

<[kelly.bacon.cd@co.kittitas.wa.us](mailto:kelly.bacon.cd@co.kittitas.wa.us)>

**Subject:** LPF-22-00007 Forest Ridge Ph. 5 Final Plat Notice - Request for Review/Comments

Good morning,

CDS has received a final plat submittal for Forest Ridge Ph. 5 (LPF-22-00007). This was given preliminary approval on 12/28/2010. Let me know if there is documentation you need to review that you are unable to find. I have placed the original plat approval resolution and SEPA MDNS in the application materials for reference.

For the City of Cle Elum folks, I want to know if the conditions in SEPA have been met that reference City of Cle Elum stormwater and a 2 inch overlay on Columbia Avenue have been accomplished. (Items 5 and 9 in SEPA MDNS).

WSDOT folks, there is a condition in the SEPA which talks about the SR 903/SR 903 spur intersection for Phase 5. (Item 10 in SEPA MDNS). Please let me know the latest status with this and City Heights as well.

**Please have all comments back to me no later than 5p (PDT) Friday September 23, 2022. If no response by then, CDS will assume your agency has no comments and can approve the plat as is.**

As a reminder, all final plats have to be reviewed and approved, denied or returned to the applicant within 30 days of filing under RCW 58.17.140(2).

Internal Link: [LPF-22-00006 Forest Ridge Ph. 5](#)

External Link: [LPF-22-00006 Forest Ridge Ph. 5](#)

If you have any questions or would like to view the paper files, please let me know. Thank you!

**Jeremiah Cromie**  
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Community Development Services  
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