



State of Washington
DEPARTMENT OF FISH AND WILDLIFE

South Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
Telephone: (509) 575-2740 • Fax: (509) 575-2474

May 11, 2018

Lindsey Ozbolt
Kittitas County Planning Official
411 North Ruby St., Suite 2
Ellensburg, WA 98926

RE: LP-18-00001 Suncadia Phase 1 Division 15

Dear Ms. Ozbolt,

Thank you for the opportunity to comment on the Suncadia Phase 1 Division 15 plat which would subdivide approximately 7.17 acres of land into 10 lots as part of the Suncadia Master Planned Resort (MPR); LP-18-00001. Washington Department of Fish and Wildlife (WDFW) has reviewed the application and supporting documents and has the following concerns with this application.

--The proposed lots are directly adjacent to a steep slope which is designated as managed open space and has adjacent connections to the Conservation Easement for the Suncadia MPR. It is critical that trees on this slope behind the home lots be retained as they provide both critical habitat values and slope stability, which if eroded could endanger both the homes at the top of the slope as well as the river corridor at the bottom of the slope. Based on the location of these lots, view shed will likely be emphasized and height of the trees on the slope may affect future view shed. If these lots are permitted, WDFW requests that it be stated in conditions of approval that no clearing or cutting of trees be allowed on the adjacent open space hillslope without approval from Kittitas Conservation Trust (KCT) as is stipulated in the open space agreement.

--WDFW believes that the open space calculations shown in the application do not reflect the correct current calculations of open space for the Suncadia MPR. Please have the applicant verify the open space calculations with current up to date information.

Please contact me at (509) 457-9307 or Scott.Downes@dfw.wa.gov, if you have any questions or concerns regarding these comments and thank you again for the opportunity to review and comment on this project.

Sincerely,

A handwritten signature in cursive script that reads "Scott Downes".

Scott Downes
Area Habitat Biologist