



State of Washington
DEPARTMENT OF FISH AND WILDLIFE
South Central Region • Region 3 • 1701 South 24th Avenue, Yakima, WA 98902-5720
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July 30, 2020

Kelly Bacon
Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

SUBJECT: WDFW COMMENTS ON SP-20-00005 ZIPPERER APPLICATION

Dear Ms. Bacon,

Thank you for the opportunity to comment on the SP-20-00005 Zipperer application concerning a proposed short plat on parcel #15148.

The Survey Map shows that proposed Lot #4 is bordered on the west end by Big Creek, a shoreline of the State of Washington (Type 1 waters). Additionally, this portion of Lot 4 also falls under FEMA Zone C (100 year floodplain).

As such, **the Washington Department of Fish and Wildlife (WDFW) strongly recommends that you apply a setback of 200 foot from the ordinary high water mark (OHWM).** The reason for this is twofold: 1) this will provide the most protection from potential floodwaters; and 2) this distance encompasses the WDFW recommended setback for preservation of the riparian ecosystem, which is delineated by a method called “site potential tree height”.

In addition to this request, WDFW encourages Kittitas County to require the application to provide a full Critical Areas Report prior to short plat approval to ensure that all on-site critical areas are properly identified and accounted for. From review of LiDar there are potential wetland or water features that need to be investigated prior to approval (see image 1). Desktop review of resources and databases is not a substitute for an on-the-ground review of site conditions, and a Critical Areas Report will assist in ensuring that effects to the natural environment are taken into consideration with this development.

Thank you again for the opportunity to comment.

Sincerely,

Elizabeth Torrey

Elizabeth Torrey
Environmental Planner, WDFW
509-607-6711

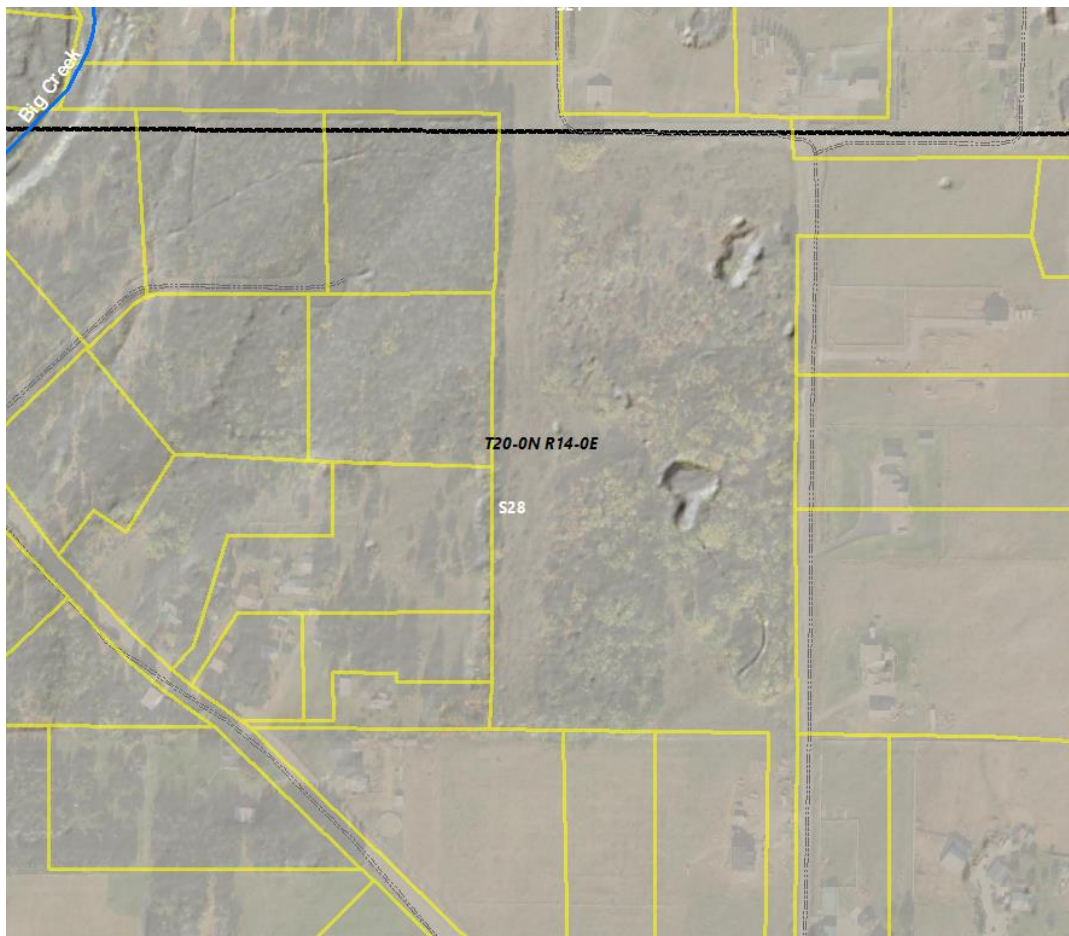


Image 1: LiDAR shows topography which may indicate water features on the subject parcel. A Critical Areas Report should detail the findings of an on-the-ground investigation.