

From: [Nelson, Jennifer L \(DFW\)](#)
To: [Chace Pedersen](#)
Subject: RE: SP-23-00008 Rarden - Notice of Application AND SP-23-00007 Nelson View - Notice of Application
Date: Thursday, November 2, 2023 1:08:59 PM
Attachments: [WDFW comments Nelson View Subdivision.pdf](#)

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Hi Chace,

We're a bit unsure of the process for these short plat notices after the original SE-23-00009 for Nelson View subdivision, but we are providing our original comments once again for the record for the Rarden and Nelson View Short Plats. The topography and location of the properties present the opportunity for flowing water and potential flooding. We recommend low areas remain open and able to convey floodwaters should they be present. We also recommend that bear proof garbage cans be used and/or garbage is stored in secured locations to minimize opportunities for conflict with bears.

Thanks Chace,
Jen

Jennifer Nelson
Washington Department of Fish and Wildlife
Habitat Program
Ellensburg, WA 98926
(509) 961-6639 Mobile

From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

Sent: Wednesday, November 1, 2023 9:05 AM

To: Dan Young <dan.young@co.kittitas.wa.us>; Marvin Douvier (SH) <marvin.douvier.sh@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long <long@kittcom.org>; storch@kittcom.org; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; enviroreview@yakama.com; corrine_camuso@yakama.com; Jessica Lally <Jessica_Lally@Yakama.com>; noah_oliver@yakama.com; casey_barney@yakama.com;

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Cc: Jamey Ayling <jamey.ayling@co.kittitas.wa.us>; Zach Torrance-Smith <zach.torrancesmith@co.kittitas.wa.us>; Bradley Gasawski <bradley.gasawski@co.kittitas.wa.us>; JT Rarden <jtrarden@gmail.com>; Daron Rarden <dcrarden@yahoo.com>; Marc Kirkpatrick <mkirkpatrick@encompasses.net>

Subject: SP-23-00008 Rarden - Notice of Application

External Email

Good morning,

CDS is requesting comment on the following short plat application: SP-23-00008 Rarden. Links to the file materials can be found below. The comment period will end **Friday, November 17, 2023, at 5pm**. CDS will assume your agency does not wish to provide comment if not received by this date. Please let me know if you have any issues accessing the materials.

Internal Link: [SP-23-00008 Rarden](#)

External Link: [SP-23-00008 Rarden](#)

If the links above do not work, please go to the CDS website at:

<https://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigate to “Short Plats” and then the project file number “SP-23-00008 Rarden”.

Thank you,

Chace Pedersen

Planner I

Kittitas County Community Development Services

411 N. Ruby Street, Ste 2

Ellensburg, WA 98926

Office: (509) 962-7637

chace.pedersen@co.kittitas.wa.us

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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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March 8, 2023

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

SUBJECT: WDFW COMMENTS ON SE-23-00009 NELSON VIEW SUBDIVISION

Dear Mr. Pedersen,

Thank you for the opportunity to comment on the proposed subdivision application near Big Creek, a Shoreline Stream. The Washington Department of Fish and Wildlife (WDFW) is familiar with the project area and the fish, wildlife, and habitats associated with it.

While the project area is not immediately adjacent to Big Creek, the LiDar clearly shows a relic channel through several of the proposed lots (Figure 1), specifically lots 6, 9, and 10. If you follow the scar upgradient, it may be that this scar represents the historic irrigation channel, that was likely an old Big Creek channel in geologic time. Where this channel appears to start is just south of the KRD's canal and within the mapped Channel Migration Zone for Big Creek. This could result in channel avulsions or flood flow conveyance through the relic channel that the proponents/owners should be made aware of, despite not being mapped as a special flood hazard area by FEMA.

We offer the following recommendations on this project.

- A critical areas report should be submitted for the project because there appear to be potential wetlands present and there are untyped streams present at the northern portion of the property. The critical areas report should also cover the geological hazards associated with the channel migration zone along Big Creek that may result in flow entering the channel scar through the project area. This project area is mapped as a Tier 1 for Critical Aquifer Recharge Area as well. The Critical Areas report should address all 5 critical areas that may be present or near the project area. The untyped stream mapped at the northern extent of the property appears to have conveyance infrastructure through the railroad grade and Interstate 90, connecting it to the Yakima River. This channel may provide fish habitat and warrants further investigation.

- We recommend all property owners in this area use bear proof garbage cans and exercise the [best management practices](#) to prevent wildlife conflict with these carnivores and others.

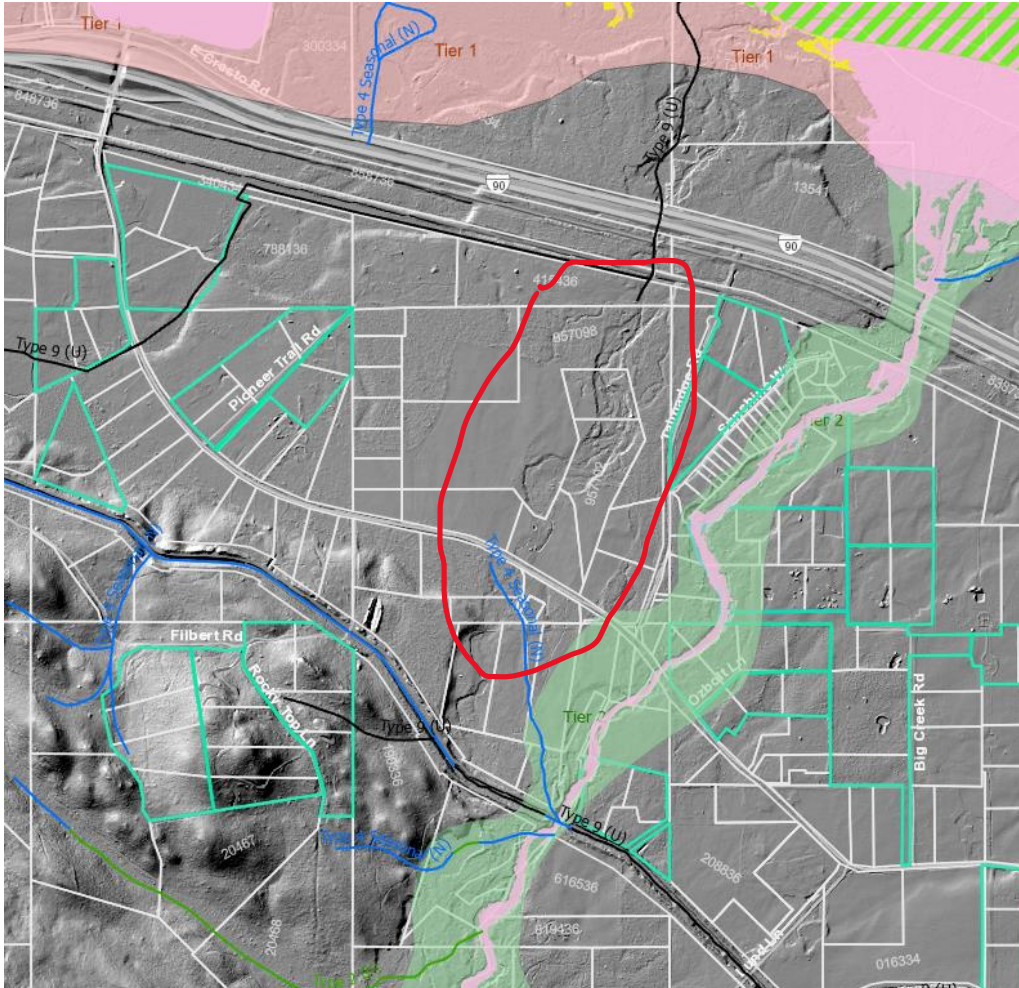


Figure 1. LiDAR imagery of the channel scar through the project area, west of Big Creek.

Thank you again for the opportunity to comment and please let me know if there are any questions or comments we can answer.

Sincerely,

Jennifer Nelson
Fish and Wildlife Biologist
Jennifer.Nelson@dfw.wa.gov
(509) 961-6639

From: [Downes, Scott G \(DFW\)](#)
To: [Chace Pedersen](#)
Cc: [Jamey Ayling](#); [Nelson, Jennifer L \(DFW\)](#)
Subject: RE: SP-23-00007 Nelson View - Notice of Application
Date: Thursday, November 2, 2023 8:30:06 AM

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Chace,
WDFW previously commented when this was a SE. [SE-23-00009 Nelson View - WDFW Comment 5-8-23.pdf \(kittitas.wa.us\)](#)

In the summer of 2023 we did an FPA review with the applicant, DNR, Ecology and Yakama Nation. We did determine that the stream showing on the property is an untyped swale, so does not qualify as a stream but that swale could contain hydrology. Our comments on hydrology and bear proof containers are still pertinent.

Do we need to submit those comments separately again or will our previous comments suffice?

Thanks,

Scott

Scott Downes

Fish & Wildlife Habitat Biologist
Washington Department of Fish and Wildlife
Region 3 Habitat Program
1701 South 24th Ave
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From: Chace Pedersen <chace.pedersen@co.kittitas.wa.us>
Sent: Wednesday, November 1, 2023 8:48 AM
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