



State of Washington  
DEPARTMENT OF FISH AND WILDLIFE

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

August 30, 2024

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

SUBJECT: WDFW COMMENTS ON RZ-24-00002 Spring Tree Ranch Rezone

Dear Mr. Ayling,

Thank you for the opportunity to comment on the proposed rezone of Parcels 376334, 386334, 396334 located at 1890 Nelson Siding Road currently zoned as Agriculture 5 to a Planned Unit Development. The Washington Department of Fish and Wildlife (WDFW) has read through the application and is familiar with the general location and site conditions. WDFW submits the following comments regarding potential critical areas on the parcel that could be part of Fish and Wildlife Habitat Conservation Areas (FWHCA) under the Kittitas County Critical Areas Ordinance (CAO).

While WDFW appreciates that a critical areas report was conducted for parcels 376334 and 396334, it appears that the report did not cover parcel 386334 nor did it cover all areas of parcel 396334. The report appeared to focus on the northern area of the application, but the master site plan shows future development in areas outside of the area covered under the critical areas report. Further, the critical areas report does not discuss whether the shrubsteppe habitat mapped within WDFW Priority Habitats and Species (PHS) maps exists or not. WDFW requests that prior to approval, a revised critical areas report be updated to include coverage of the entire that is under consideration for development by this proposal, including report on both potential wetlands and shrubsteppe. WDFW would appreciate the opportunity to review the findings of the updated critical areas report.

In addition to the request for an updated critical areas report, WDFW is aware of the potential to make improvements for fish screening on the diversion site from the Little Creek irrigation ditch. This issue should be resolved by a site visit with WDFW. WDFW asks that this also be placed as a condition of approval, should the application be granted.

Thank you again for the opportunity to comment. Please contact Jennifer Nelson at 509-962-3421 or [Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov) if you have comments or questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Scott Downes".

Scott Downes  
Regional Land Use Lead

Cc: Jennifer Nelson, WDFW