



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

July 8, 2019

Dusty Pilkington
Kittitas County Community Development Services, Planner I
411 North Ruby St., Suite 2
Ellensburg, WA 98926

RE: PD-17-00001 Marian Meadows Planned Unit Development

Dear Mr. Pilkington,

Thank you for the opportunity to comment on the Marian Meadows Planned Unit Development Agreement (DA-19-00001). Washington Department of Fish and Wildlife (WDFW) previously commented on the PUD application and we appreciate that elements of those comments were incorporated into the final decision and conditions to address fish and wildlife habitat concerns. WDFW remains concerned over details to adequately address the stream typing and future ability for landowners to subdivide the large parcels to the east of the PUD.

Stream Typing

WDFW appreciates that the applicant looked at the mapped stream and provided a written assessment that it did not qualify as a typed stream. However, the information provided by Raedeke Associates, Inc. only provided a written description on the site with no pictures. It is difficult for WDFW to concur with this assessment without photos and only a written assessment. Further, as shown on the attachment, WDFW believes the typed stream is likely in the wrong location as evidenced by the discrepancy in LiDar.

WDFW requests that the applicant provide photo documentation of the stream or ability for WDFW to do an onsite concurrence of the stream assessment. WDFW also requests that the applicant use the location of the actual drainage location, as evidenced by the LiDar, rather than the potentially inaccurate mapped stream location.

Preservation of Eastern Large Lots for Wildlife Connectivity

WDFW appreciates that thought and consideration for wildlife connectivity was incorporated into the final layout of the PUD. This was achieved by keeping the area to the northeast of the power line as large lots with only a single family residence. However, in reviewing the development agreement and conditions of approval, WDFW does not see assurances that the large lots will not be subdivided in the future. Further, the development agreement application, "Community Standards and Guidelines" states that the plan is to manage these lots outside of the conditions of the PUD, further reducing assurances of future land use of these parcels.

WDFW requests that conditions be placed on these lots to prevent future subdivision of the properties. Future subdivision would likely impact wildlife habitat connectivity. WDFW had previously requested that these tracts be placed in open space as a condition of approval of the PUD, but the county stated in the PUD Approval Resolution, No. 2018-006 that “the reduced density to the east of the development, along with the corridor in the revised proposal, will provide sufficient open space”. It is critical that these parcels either operate as single family residences in large lots or as registered open space.

Please contact me at (509) 457-9307 or Scott.Downes@dfw.wa.gov, to address these comments to ensure that the PUD can adequately incorporate protections for fish and wildlife habitat.

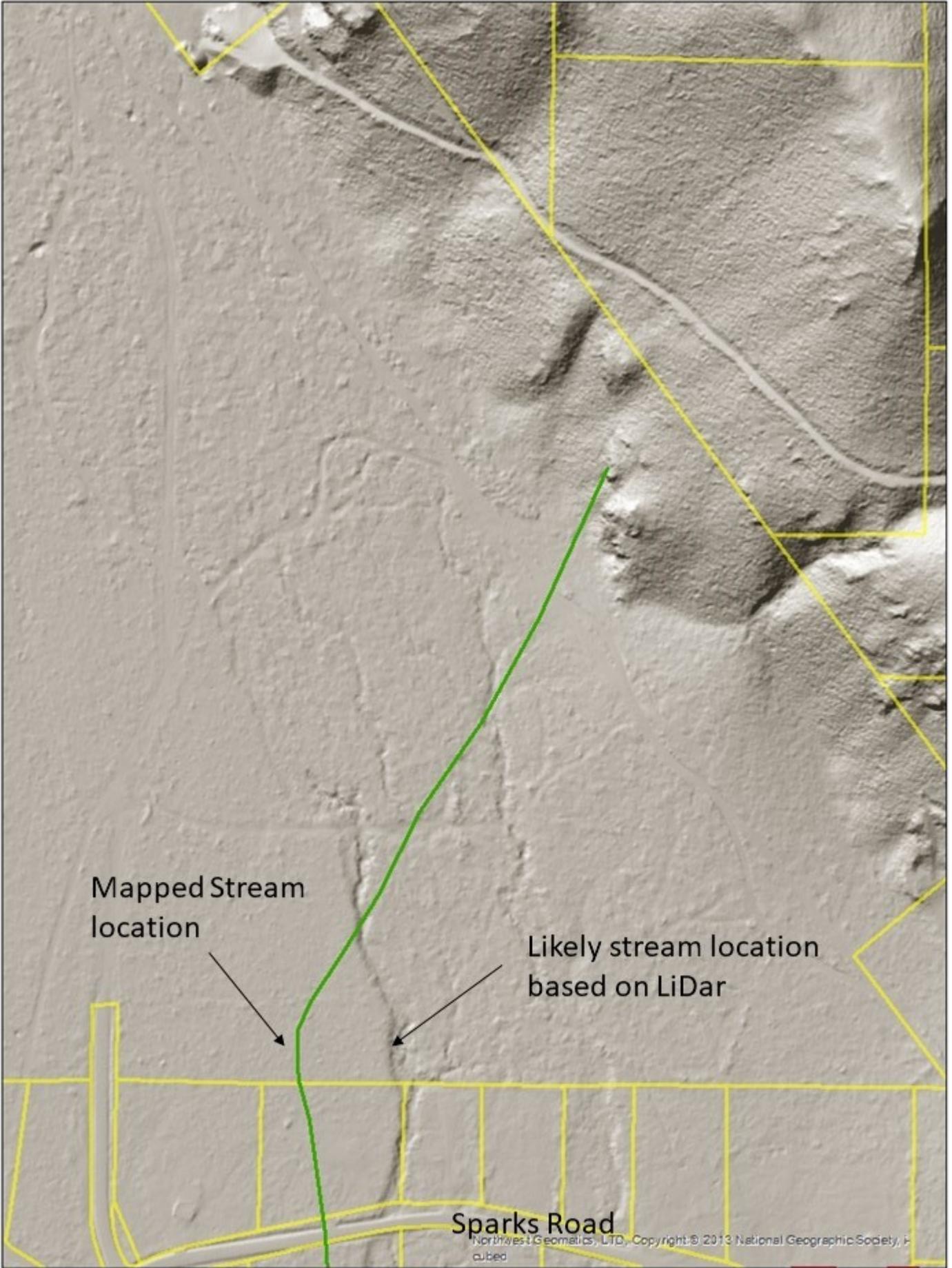
Sincerely,



Scott Downes
Area Habitat Biologist

Cc: Elizabeth Torrey, WDFW

Attachment: Marion Meadows Mapped Stream Location



Mapped Stream location

Likely stream location based on LiDar

Sparks Road

Northwest Geomatics, LTD. Copyright: © 2013 National Geographic Society, Inc.