



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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August 20, 2025

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

SUBJECT: WDFW COMMENTS ON RU-25-00002 Dvorak

Dear Ms. Myers,

Thank you for the opportunity to review and comment on reasonable use application RU-25-00002 Dvorak, a proposal to construct a single-family residence on parcel 756735. The Washington Department of Fish and Wildlife (WDFW) is familiar with the property and met with Erin Minton, landowner representative, and Kittitas County on-site in August 2025 regarding the project's impact on Fish and Wildlife Habitat Conservation Areas (FWHCAs, CAO Chapter 17A.04), specifically riparian habitat.

As observed during our site visit, there is a perennial stream flowing through the parcel, as referenced in the critical areas report. The proposed home site is located within the riparian management zone (RMZ, CAO 17A.04.030) of the stream. To ensure no net loss, we recommend avoiding and minimizing impacts to the RMZ as much as possible by siting the home and associated infrastructure as far away from the stream as possible. Where impacts cannot be avoided, mitigation will be needed to offset the impacts to the riparian buffer.

We appreciate the critical areas report, including proposed mitigation, included with the application materials. As discussed during our site visit, a planting plan should be developed following the metrics in the critical areas report – 7400sqft of planting, approximately 40 trees and 60 shrubs. Planting should occur on both sides of the stream. WDFW shared a list of native riparian plants for additional plant species consideration. The planting plan should include monitoring requirements to ensure survivability of the planted plants. We recommend at least three years of monitoring with an 80% survivability. If metrics fall below 80%, we recommend that similar plants be planted to replace those that did not survive. We request to review and provide concurrence to Kittitas County on the planting plan when finished.

Thank you for the early coordination and we look forward to working collaboratively with the County and the applicant on this project. Please contact me at (509) 406-3206 or Cassandra.Weekes@dfw.wa.gov if you have any questions or concerns regarding these comments.

Sincerely,



Cassandra Weekes
Area Habitat Biologist