



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

June 28, 2018

Lindsey Ozbolt
Kittitas County Planning Official
411 North Ruby St., Suite 2
Ellensburg, WA 98926

RECEIVED
JUN 28 2018
Kittitas Co. CDS

RE: LP-18-00002 Suncadia Phase 3 Division 14

Dear Ms. Ozbolt,

Thank you for the opportunity to comment on the Suncadia Phase 3 Division 14 plat which would subdivide approximately 6.97 acres of land into 10 lots as part of the Suncadia Master Planned Resort (MPR); LP-18-00002. Washington Department of Fish and Wildlife (WDFW) has reviewed the application and supporting documents and has the following comment.

On the critical areas map, there is a non-fish-bearing stream that runs through the parcel proposed for division. To ensure that the stream has the necessary riparian buffer and protections, documentation should be provided that demonstrates: 1. If the creek exists and is accurately mapped for its location; 2. If the proposed lot division accounts for buffers that may need to be placed on the creek for riparian protection. This assessment and determination is necessary to ensure that we do not create lots where a resident would need to ask for a variance to place their home closer to the stream than would be warranted for protection of the critical area. This documentation and assessment should be conducted prior to approval of the plat.

Please contact me at (509) 457-9307 or Scott.Downes@dfw.wa.gov, if you have any questions or concerns regarding these comments and thank you again for the opportunity to review and comment on this project. If the applicant needs to have WDFW assist with this stream determination, I would be happy to help.

Sincerely,

A handwritten signature in cursive script that reads "Scott Downes".

Scott Downes
Area Habitat Biologist

Lindsey Ozbolt

From: Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>
Sent: Thursday, June 28, 2018 9:43 AM
To: Lindsey Ozbolt
Cc: Dan Carlson
Subject: RE: LP-18-00002 Suncadia Ph 3 Div 14 NOA
Attachments: WDFW comments on LP-18-00002 Suncadia Phase 3 Division 14 .pdf

Lindsey,

Attached are WDFW comments on this plat. Our comment centers around the non-fish-bearing stream that is mapped across the parcel. I couldn't find any documentation that the stream has been assessed on the ground (location and whether it actually occurs), which should be done prior to approval. I would be happy to help if that would be help to Suncadia.

Thanks,

Scott

Scott Downes

Fish & Wildlife Habitat Biologist
Washington Department of Fish and Wildlife
Region 3 Habitat Program
1701 South 24th Ave
Yakima, WA 98902-5720
Scott.Downes@dfw.wa.gov
Office-509-457-9307
Cell-509-607-3578

From: Lindsey Ozbolt <lindsey.ozbolt@co.kittitas.wa.us>
Sent: Thursday, June 14, 2018 1:00 PM
To: Eric Trygstad <eric.trygstad@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Lisa Iammarino <lisa.iammarino@co.kittitas.wa.us>; Tristen Lamb <tristen.lamb@co.kittitas.wa.us>; Holly Erdman <Holly.erdman@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Johnson <patti.johnson@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Taylor Gustafson <taylor.gustafson@co.kittitas.wa.us>; 'jessica@yakama.com' (jessica@yakama.com) <jessica@yakama.com>; 'jmarvin@yakama.com' (jmarvin@yakama.com) <jmarvin@yakama.com>; 'johnson@yakama.com' (johnson@yakama.com) <johnson@yakama.com>; 'Thalia Sachtleben (enviroreview@yakama.com)' <enviroreview@yakama.com>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Clear, Gwen (ECY) <GCLE461@ECY.WA.GOV>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; Gilbert, Michelle (ECY) <migi461@ECY.WA.GOV>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; Nelson, Jennifer L (DFW) <Jennifer.Nelson@dfw.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; 'jorgenja@cwu.edu' (jorgenja@cwu.edu) <jorgenja@cwu.edu>; 'nelmsk@cwu.edu' (nelmsk@cwu.edu) <nelmsk@cwu.edu>; Mike Flory <mike.flory@co.kittitas.wa.us>; Douglas Mitchell <douglas.mitchell@co.kittitas.wa.us>; Stacey Henderson <stacey.henderson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; ben.serr@doh.wa.gov; Kennedy, Becky (DNR) <Becky.Kennedy@dnr.wa.gov>; PRESTON, CINDY (DNR) <CINDY.PRESTON@dnr.wa.gov>; DNR RE AQ LEASING RIVERS <DNRREAQLEASINGRIVERS@dnr.wa.gov>; Allison Kimball (brooksideconsulting@gmail.com) <brooksideconsulting@gmail.com>; Stoner, Jana <tribune@nkctribune.com>; 'terry@nkctribune.com' <terry@nkctribune.com>; 'jmarkell@kvnews.com' <jmarkell@kvnews.com>; legals@kvnews.com; Knaub, Deborah J

NWS (Deborah.J.Knaub@usace.army.mil) <Deborah.J.Knaub@usace.army.mil>; Gary Wargo <wargog@cersd.org>; 'montgomeryr@cersd.org' <montgomeryr@cersd.org>; office@kcf7.com; roslyn@inlandnet.com; Robert Omans <robert@cityofcleelum.com>; Kathi Swanson <kswanson@cityofcleelum.com>; Lucy Temple <lucy@cityofcleelum.com>; mriverval@bpa.gov; klarned@fs.fed.us
Cc: Powers, Cape (cpowers@suncadia.com) <cpowers@suncadia.com>; Kelsey, Brianne (bkelsey@suncadia.com) <bkelsey@suncadia.com>; 'Steve Lathrop' <Steve@lwbsd.com>
Subject: LP-18-00002 Suncadia Ph 3 Div 14 NOA

LP-18-00001 Suncadia Phase 3 Division 14 (in County Network)

Kittitas County Community Development Services has received the above referenced land use application known as the Suncadia Phase 3 Division 14 preliminary plat. The request is to subdivide approximately 6.97 acres of land that is zoned Master Planned Resort into 10 detached residential lots with an access tract and a community open space tract. The proposed lots range in size from 0.31 acres to 0.79 acres. In conjunction with this preliminary plat application, a site development plan was submitted for Suncadia Phase 3 Division 14 and a boundary line adjustment with the adjacent parcel 950044 which would add 0.62 acres to parcel 950057 creating the total plat area of approximately 6.97 acres.

Agencies within the county network may review the application materials via the above link. Agencies outside of the county network may view the related documentation by following this link: <http://www.co.kittitas.wa.us/cds/land-use/default.aspx> and navigating to "Long Plats" then the "Project File Number" (LP-18-00002) as indicated in the subject line of this email. Comments within the body of an email are encouraged, but may be submitted as attachments or via US Mail. **The comment period ends on Friday, June 29th, 2018 at 5:00 p.m.**

Lindsey Ozbolt
Planning Official
Kittitas County Community Development Services
411 N. Ruby St., Suite 2 | Ellensburg, WA 98926
(509) 962-7046 | lindsey.ozbolt@co.kittitas.wa.us

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