



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 15, 2023

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

SUBJECT: WDFW COMMENTS ON LP-23-00003 McAllister Summit

Dear Mr. Pederson,

Thank you for the opportunity to comment on the LP-23-00003 McAllister Summit application concerning the dividing of 2 parcels totaling 11.27 acres into 8 residential lots ranging in size from 0.31 to 8.8 acres. Washington Department of Fish and Wildlife (WDFW) has reviewed the application and supporting documents, including the critical areas report. Our comments are regarding the project's impact on priority fish and wildlife habitats, particularly wetlands and riparian habitats. Specifically, to ensure that if the application is approved that the lots are buildable without incursions into Fish and Wildlife Habitat Conservation Areas (FWHCA).

While we appreciate that the critical areas report has outlined Coal Creek correctly as a fish-bearing stream and applied appropriate setbacks, the description of the other mapped Type F stream, in the NW corner, as seasonally dry does not necessarily preclude it being habitat to fish. The stream is shown on the map as being connected to the same stream where nearby WDFW did assess the stream to be fish bearing earlier in 2023. Before the plat is approved, WDFW requests the ability to review the stream with the applicant or their consultant and review and discuss the stream typing of this stream.

Ensuring that the lots are of sufficient size to be buildable while still adhering to the county Critical Areas Ordinance regarding streams and wetlands is critical. In regard to that subject, WDFW requests that the county and the applicant also factor in any firewising requirements from the County and ensure that the lot sizes are large enough to perform those actions without encroachment into the critical areas. We should be avoiding situations where a Reasonable Use application for intrusion into critical areas is needed to build a home or structure.

Thank you again for the opportunity to comment and look forward to discussing this further with the county and the applicant, particularly regarding the stream typing. Please contact me at 509-607-3578 or Scott.Downes@dfw.wa.gov to discuss these concerns.

Sincerely,

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

Scott Downes  
Area Habitat Biologist

Cc:

Elizabeth Torrey, WDFW  
Jamey Ayling, Kittitas County CDS