July 22, 2024

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

SUBJECT: WDFW COMMENTS ON PD-24-00001 ROSLYN RIDGE WEST

Dear Mr. Gasawski,

Thank you for the opportunity to comment on the proposed Roslyn Ridge West Planned Unit Development and Rezone, near Ronald. The Washington Department of Fish and Wildlife (WDFW) is familiar with this area and we have reviewed the application materials on file.

We appreciate the reports, studies and detailed information provided with the application materials by the applicant. This information was helpful in our review, in addition to the site visit and consultations with WDFW prior to submitting their application package. The applicant has provided information about Priority Species within the project area by using our PHS on the Web online mapping tool and while onsite, seasonal non-fish bearing (Ns) streams were identified along proposed and existing roads. The Priority Species, Ns streams, and their associated Riparian Management Zones are all Fish and Wildlife Habitat Conservation Areas (FWHCA) that we look forward to working with the County and proponents to protect.

WDFW recommends that all streams and their riparian management zones or buffers be identified on the plat maps; KCC 17A.04.030 identifies a 50' buffer on Ns streams. We also request that prior to any road building or grading near the streams, you contact WDFW to determine if a Hydraulic Project Approval (HPA) is required.

WDFW is generally supportive of the Northern (21 parcels) and North-Central (171934) parcels being designated and signed as unbuildable critical areas to mitigate for the loss of habitat in the South (20202) and South-Central (12065) parcels. If the Recreational Open Space areas are to be designated as mitigation for the impacts to Priority Habitats and Species associated with the high density Planned Unit Development, motorized recreational uses should be better understood. WDFW recommends formal recognition of these properties as Native Growth Protection Areas (KCC 17A.01.090.2) such that the protection measures are formally recorded on the plats and titles and can be enforced as a permanent mitigation measure.

We understand there are existing uses and established trails throughout the properties. The locations and timing of motorized use will have varying effects on some priority species and

WDFW requests the opportunity to work collaboratively with the proponents on a recreation management plan to help address and mitigate these concerns. A recreation management plan for this area should include:

- An inventory of existing trails and their primary use (motorized or non-motorized).
- Analysis of existing trail inventory to determine if the trails are compatible with surrounding land use and mitigation needs for the protection of FWHCAs.
- Installation of signs along trails, designating the appropriate uses. Signs should also be installed along the property boundary to ensure all motorized trail users are discouraged from driving onto nearby adjacent lands which restrict motorized uses.
- Complete annual monitoring and reporting of the trail network and adaptively manage the area to ensure no net gain in overall trail area within the designated critical area.

Thank you again for the opportunity to comment and please let me know if there are any questions or comments we can answer. WDFW appreciates the proponents' proactive approach to working with us and the County's commitment to helping us achieve our mission to preserve and protect fish, wildlife, and their habitats throughout Kittitas County. Please let us know if you have questions about these comments and/or if you'd like to discuss them further.

Sincerely,

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