



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

April 17, 2025

Zach Torrance-Smith
Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

SUBJECT: WDFW COMMENTS ON VA-25-00001 Roe

Dear Mr. Torrance-Smith,

Thank you for the opportunity to comment on VA-25-00001, a Zoning Variance Application to reduce the 10-foot side yard setback by 6 ½-feet on parcel 351834. The Washington Department of Fish and Wildlife (WDFW) is familiar with the area and has reviewed the application materials on file.

The property is wholly within the 100-year regulatory floodway and is mapped Shoreline Residential under Kittitas County's Shoreline Master Program. We understand this is an existing structure; however, the impacts to the floodway and Yakima River Riparian Management Zone (RMZ) should still be evaluated as they would with a new structure.

Kittitas County's Easton Reach Yakima River Flood Hazard Analysis and Mapping Investigation Report identifies on-going Yakima River streambank erosion in the vicinity of this parcel. To offset the impact of the structure within the Yakima River RMZ, we recommend planting riparian plants along the shoreline. The minimum planting area should be equal to the footprint of the structure to ensure no net loss of riparian function. Suggested plant species may include black cottonwood, mountain alder, coyote willow, red-osier dogwood, or similar native riparian trees and shrubs. We recommend a Habitat Management Plan be developed, prior to approval of the variance, that describes the planting, including species, quantity of plants, planting locations and monitoring to demonstrate plant survival. WDFW would welcome the opportunity to collaborate and/or review the plan.

Thank you for your consideration and we look forward to working 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,

A handwritten signature in blue ink that reads "Cassandra Weekes". The script is cursive and fluid, with the first name and last name clearly distinguishable.

Cassandra Weekes
Area Habitat Biologist