



RECEIVED

By Virgil Amick at
8:53 am, September 1, 2026

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

September 1, 2026

Planning Department
City of Cle Elum
119 West First Street
Cle Elum, WA 98922

SUBJECT: WDFW COMMENTS ON BULLFROG FLATS, LLC SUB-2026-001

Dear City of Cle Elum,

Thank you for the opportunity to comment on the application for a Preliminary Plat Approval for Phases M and P-4 for the *Bullfrog Flats, LLC* (project). The Washington Department of Fish and Wildlife (WDFW) has specialized knowledge of the wildlife and critical areas which intersect the project area. These comments are in addition to our earlier comments on the Bullfrog Flats development and remain consistent with our overall concern for maintaining wildlife connectivity throughout the project area.

WDFW has reviewed the [Master Plat Conditions of Approval](#) as presented by the Hearing Examiner. Condition 129 is specific to reducing human-wildlife interaction and references CC&Rs that will be developed. WDFW requests the opportunity to review and comment on the CC&Rs for consistency with Best Available Science and consistency with the Cooperative Agreement. During the permitting of Bullfrog Flats, LLC loss of wildlife connectivity was raised as an issue by WDFW and was included as part of Condition 130.

WDFW met the city and the applicant on site during the spring of 2025, but since that site visit there have been no further discussions with WDFW on incorporating wildlife connectivity into the project. At this site visit, we discussed options that could facilitate wildlife connectivity that seemed agreeable to the project proponent. WDFW requests that this issue be revisited and resolved prior to this plat approval being granted. As the agency of expertise and as an agency party to the existing Cooperative Agreement for the Suncadia Master Planned Resort, we look forward to working together on all phases of this development (consistent with Condition 130).

We look forward to working with all parties to help move the project forward to achieve the housing needs while ensuring wildlife connectivity is also maintained.

RECEIVED

By Virgil Amick at
8:53 am, September 1, 2026

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Nelson".

Jennifer Nelson
Fish and Wildlife Biologist
Jennifer.Nelson@dfw.wa.gov
(509) 961-6639